

YESLER TERRACE BLOCKS 5.3 + 5.4 | PHASE 1

EARLY DESIGN GUIDANCE | EAST DESIGN REVIEW BOARD

209 12TH AVENUE SOUTH | SDCI PROJECT #3026743

09.27.2017



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CITY OF SEATTLE APPLICATION FOR EARLY DESIGN GUIDANCE

PART 1 | CONTACT INFORMATION

PROJECT ADDRESS:

1020 SOUTH MAIN STREET

SDCI PROJECT #: 3028954

ADDITIONAL RELATED PROJECT #:

3026743 - PHASE 1

OWNER NAME :

SEATTLE TENTH, LLC

CONTACT PERSON* NAME:

JODI PATTERSON O'HARE
PERMIT CONSULTANTS NW
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425.681.4718


APPLICANT'S NAME:

GARY OPPENHEIMER

DESIGN PROFESSIONAL'S NAME:

ARCHITECT	LANDSCAPE ARCHITECT
GARY OPPENHEIMER	MARK BRANDS
ANKROM MOISAN ARCHITECTS	SITEWORKSHOP
1505 5TH AVE, STE #300	222 ETRURIA STREET, STE #200
SEATTLE, WA 98101	SEATTLE, WA 98109
206.876.3074	206.285.3026

APPLICANT'S SIGNATURE & DATE

 9.14.17

PART 2 | SITE AND DEVELOPMENT INFO

1. PLEASE DESCRIBE THE EXISTING SITE, INCLUDING LOCATION, EXISTING USING USES AND/OR STRUCTURES, TOPOGRAPHICAL OR OTHER PHYSICAL FEATURES

PARCELS 5.3 AND 5.4 OF BLOCK 5 ARE CURRENTLY OCCUPIED BY 35 UNITS OF TWO STORY ROWHOUSES BUILT IN 1941 FOR THE SEATTLE HOUSING AUTHORITY. THE SITE WILL BE CLEARED AND REGRADED BY SHA PRIOR TO THE SALE OF THE PROPERTY TO THE PROJECT DEVELOPER. A SEPARATE SITE CURRENTLY OCCUPIED BY SEVERAL RETAIL BUSINESSES ON THE SOUTHEAST CORNER OF THE BLOCK WILL BE INCLUDED IN THIS DEVELOPMENT. THE ONE STORY BUILDING CONSTRUCTED IN 2002 OCCUPIES ABOUT 5,100SF OF THE 9,600SF SITE WITH PARKING FOR ABOUT 6 VEHICLES. THE OVERALL BLOCK SLOPES FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER APPROXIMATELY 47 FEET.

2. PLEASE INDICATE THE SITE'S ZONING AND ANY OTHER OVERLAY DESIGNATIONS, INCLUDING APPLICABLE NEIGHBORHOOD SPECIFIC GUIDELINES

THE BULK OF THE SITE IS WITHIN THE YESLER TERRACE MASTER PLANNED COMMUNITY (MPC-YT) ZONING DESIGNATION. THE PROJECT WILL FOLLOW CHAPTER 23.75 – MASTER PLANNED COMMUNITIES IN THE SMC AND THE YESLER TERRACE DESIGN GUIDELINES. THE SOUTHEAST 9,600SF CORNER OF THE SITE IS WITHIN AN NC2-65 ZONE AND WILL BE REVIEW PER THE SEATTLE DESIGN GUIDELINES AND THE SMC.

3. PLEASE DESCRIBE NEIGHBORING DEVELOPMENT AND USES, INCLUDING ADJACENT ZONING, PHYSICAL FEATURES, EXISTING ARCHITECTURAL AND SITING PATTERNS, VIEWS, COMMUNITY LANDMARKS, ETC.

THE SITE IS SURROUNDED BY SEVERAL PROJECTS CURRENTLY UNDER DEVELOPMENT. THE EXISTING ARCHITECTURAL AND SITING PATTERNS OF YESLER TERRACE ARE RAPIDLY CHANGING PER THE CITY'S YESLER TERRACE REDEVELOPMENT MASTER PLAN. TO THE NORTH OF OUR PROJECT SITE, NOT YET CONSTRUCTED, IS THE MODERA FIRST HILL APARTMENTS BY MILL CREEK WITH 288 UNITS AND A FUTURE SEATTLE HOUSING AUTHORITY (SHA) PROJECT CURRENTLY UNDEFINED. TO THE WEST OF OUR SITE ARE 111 RECENTLY COMPLETED AFFORDABLE APARTMENT UNITS FOR SHA. TO THE SOUTH OF OUR SITE IS THE 12TH & JACKSON MIXED USE DEVELOPMENT CURRENTLY IN DESIGN REVIEW. THE PROPOSAL CALLS FOR 270 MARKET RATE APARTMENT UNITS, 120 HOTEL UNITS AND 87,600 SQUARE FEET OF COMMERCIAL USE.

4. PLEASE DESCRIBE THE APPLICANT'S DEVELOPMENT OBJECTIVES, INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT (APPROX), NUMBER OF RESIDENTIAL UNITS (APPROX), AMOUNT OF COMMERCIAL SQUARE FOOTAGE (APPROX), AND THE NUMBER OF PARKING STALLS (APPROX). PLEASE ALSO INDICATE POTENTIAL REQUESTS FOR DEPARTURE FROM DEVELOPMENT STANDARDS.

THE PRELIMINARY DESIGN SCHEME IS AN APPROXIMATELY 605,000 GROSS SQUARE FOOT, WOOD FRAME OVER CONCRETE STRUCTURE, MULTI-STORY MIXED-USE APARTMENT BUILDING OVER TWO LEVELS OF BELOW GRADE STRUCTURED PARKING. THE PROJECT INCLUDES APPROXIMATELY 525 UNITS OF MIXED 2-BED, 1-BED, AND STUDIO RENTAL APARTMENTS WITH APPROXIMATELY 295 PARKING STALLS. APPROXIMATELY 6,300 SQUARE FEET OF GROUND RELATED RETAIL SPACE WILL BE PROVIDED ALONG THE 12TH AVENUE FRONTAGE. THE OVERALL SITE SLOPES FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER APPROXIMATELY 47 FEET. THE PROPOSED RESIDENTIAL STRUCTURE FOLLOWS THE GRADE STEPPING DOWN FROM THE WEST TO THE EAST COMPLYING WITH THE HEIGHT RESTRICTIONS OF THE BUILDING AND ZONING CODES. THE PROJECT IS DESIGNED TO BE CONSTRUCTED IN TWO PHASES WITH PHASE 1 THE EASTERN APPROXIMATELY 60% OF THE OVERALL STRUCTURE AND PHASE 2 THE REMAINING WESTERN 40%. CONSTRUCTION TYPES ARE TYPICAL MIDRISE SYSTEM OF 5 STORIES OF WOOD FRAME OVER CONCRETE STRUCTURE. A COMBINATION OF TYPE IIIA WOOD FRAMING AND TYPE 1A CONCRETE FRAMING ARE USED TO MAXIMIZE THE RENTABLE AREA PER THE ALLOWABLE ZONING ENVELOPE OF 85 FEET OF THE YESLER TERRACE MASTER PLAN AND THE 65 FOOT LIMIT OF THE DELI SITE.

PROJECT GOALS



1. PROVIDE MARKET RATE AND AFFORDABLE HOUSING FOR THE YESLER TERRACE NEIGHBORHOOD

The proposed development seeks to provide new market rate & affordable housing units in two phases. The project design goals are closely aligned with the objectives of the Yesler Terrace Master Planned Community Design Guidelines. Our goal is to provide a diverse range of housing options that respond to the unique topography of the site, provide spaces that cultivate community engagement, and reinforce the existing urban framework.



2. CREATE AN INVITING RESIDENTIAL SCALE

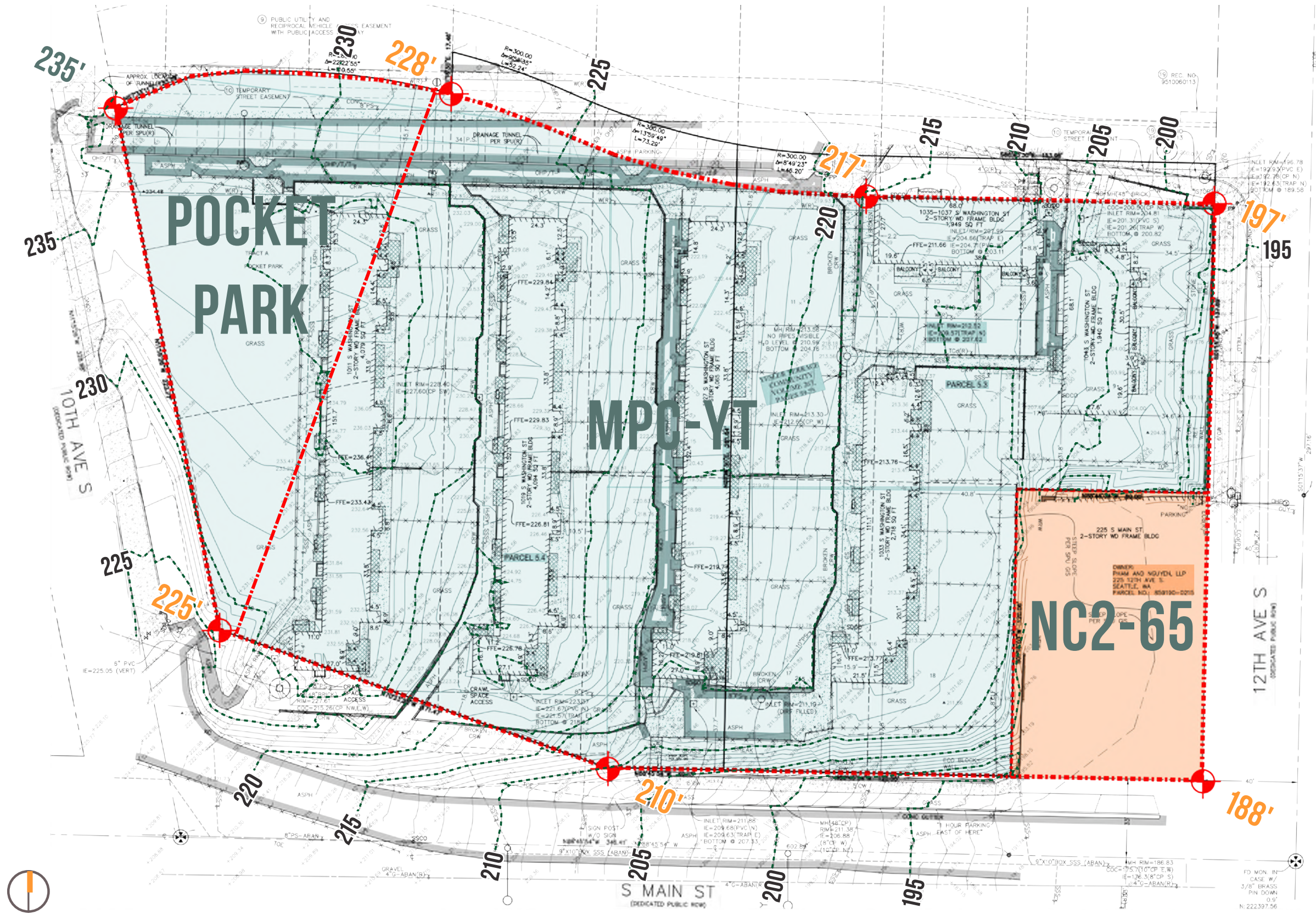
The Yesler Terrace Master Plan includes up to 4,500 new residential units. One of the top design priorities is to provide a distinctly residential scale and character to the new development. Beyond the required zoning setbacks, inviting residential scale is created with the inclusion of stoops, patios, additional setbacks, height variation, building modulation, balconies, extensive planting, pedestrian-sensitive street design, and minimizing vehicular impact on site.

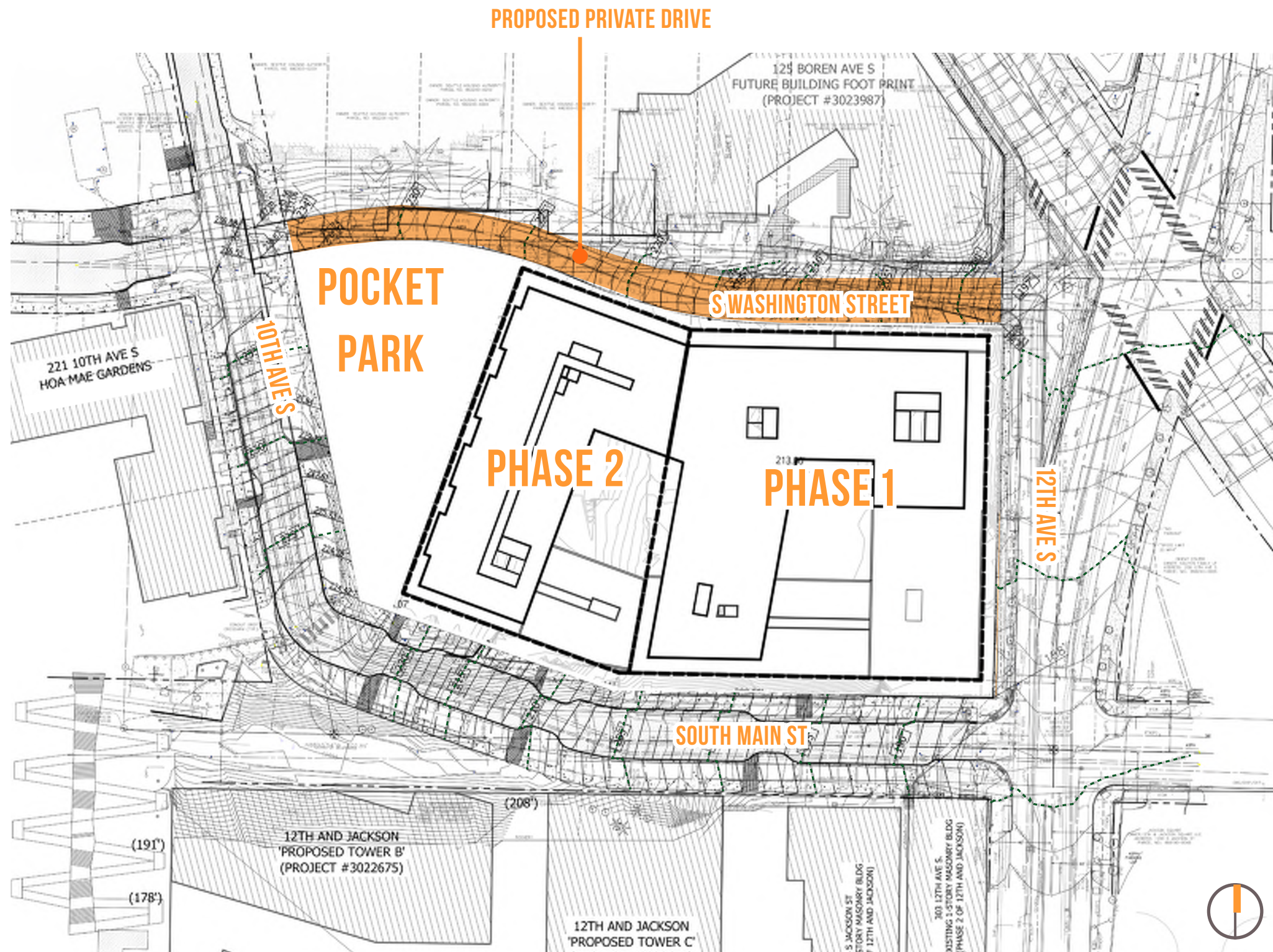


3. HONOR THE UNIQUE HISTORY OF THE YESLER TERRACE COMMUNITY

Yesler Terrace was Washington's first public housing community and the first racially integrated public housing development in the United States. We firmly believe the diversity of people, languages, cultures, and religions enhance and enliven the history of the site. The success of the planned development is contingent on the continued diversity of cultural perspectives and identities. We seek to create spaces that celebrate and support both individual expression and community engagement.

SURVEY MAP





DEVELOPMENT DATA - PHASE 1 + 2

The proposed project is ~510 apartment units between two phases of development:

- Phase 1 - 318 apartment units, 174 parking stalls, Approximately 6,000sf retail
- Phase 2 - 192 apartment units, 108 parking stalls
- ~16,700 sf Pocket Park (to be approved by the Seattle Design Commission)
- Phase 1 and phase 2 are completely independent. Construction, parking levels, residential levels, amenities, mechanical, and utilities will not be shared between the two phases.



TREE REMOVAL IN YESLER TERRACE

Blocks 5.3 + 5.4 in Yesler Terrace are currently owned by Seattle Housing Authority (SHA). SHA is responsible for the demolition of the existing structures, as well as removing / relocating trees on site, and regrading prior to the transfer of ownership.



TREE #278 TO BE RELOCATED

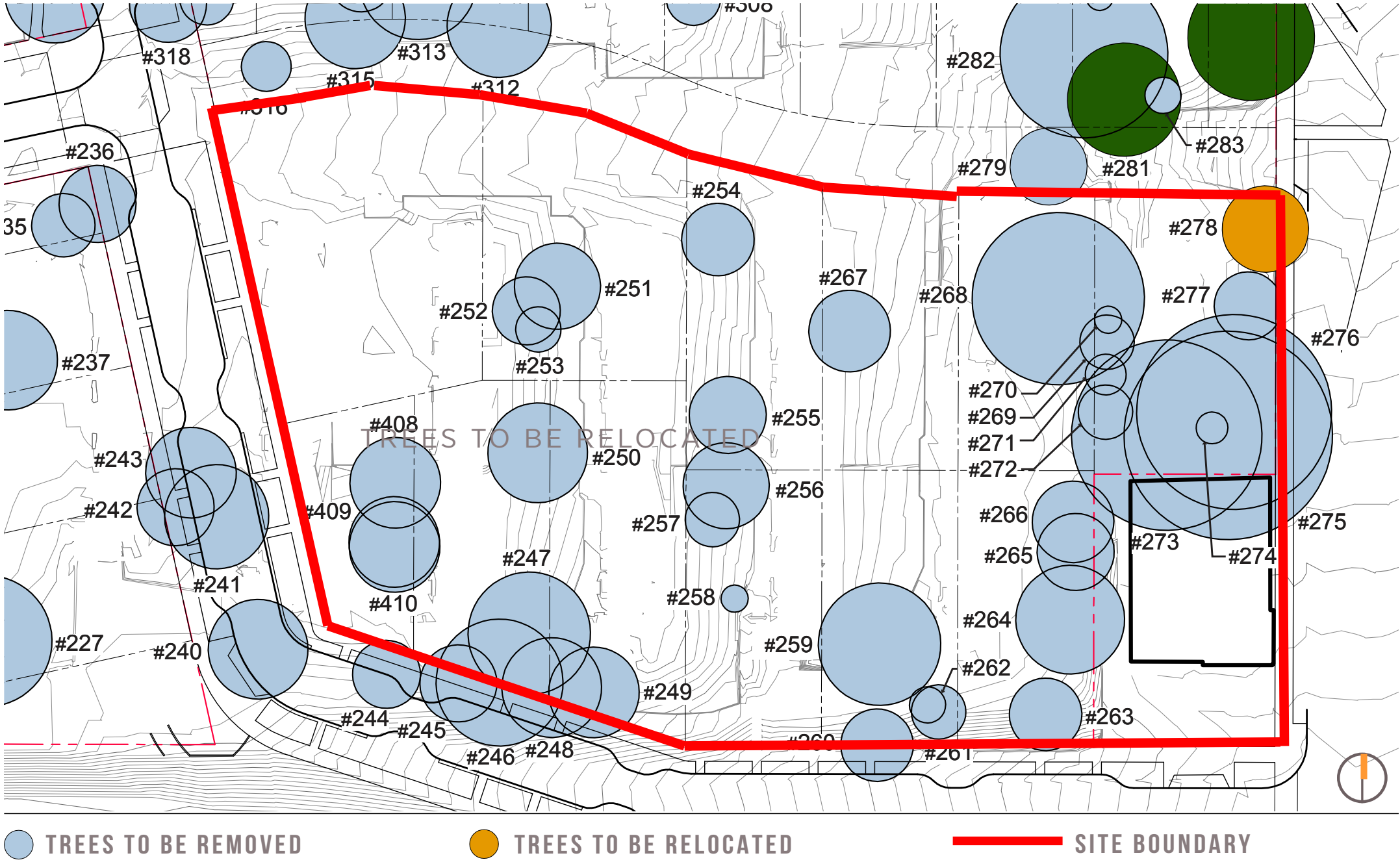




IMAGE TAKEN BEFORE DEMOLIATION

Corner of 10th Ave and S Washington St



Corner of 12th Ave and S Washington St



IMAGE TAKEN BEFORE DEMOLIATION

Corner of 10th Ave and S Main St



Corner of 12th Ave and S Main St

CITY CONTEXT + TRANSIT

BICYCLE CIRCULATION DIAGRAM



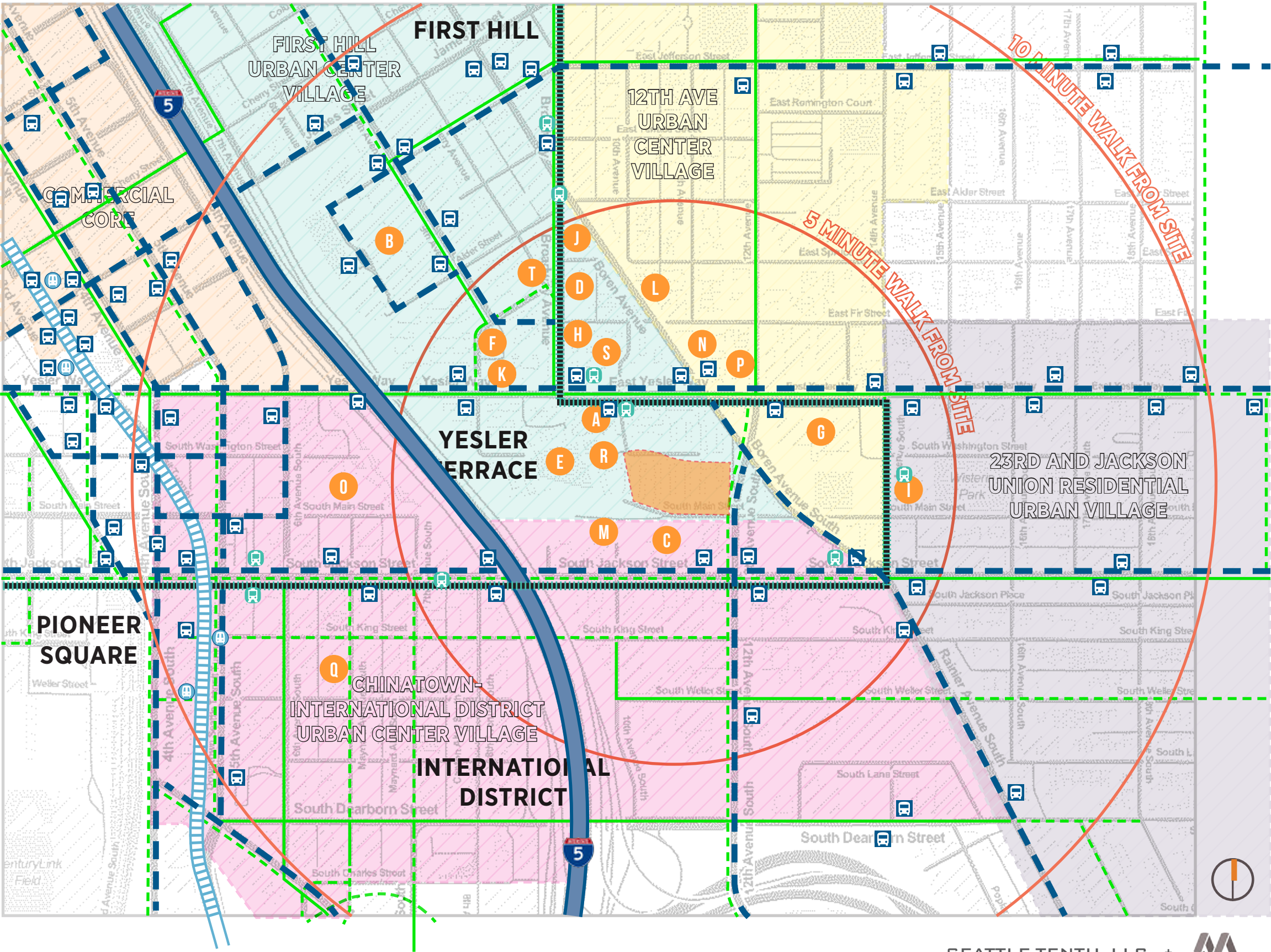
(Yesler Terrace Master Planned Community Design Guidelines, 2012.)

NEIGHBORHOOD GATEWAYS



(Yesler Terrace Master Planned Community Design Guidelines, 2012.)

- TRAILS
- BICYCLE-FRIENDLY ROADS
- BUS STOP
- BUS ROUTES
- STREETCAR STOP
- STREETCAR LINE
- LIGHT RAIL STOP
- LIGHT RAIL LINE
- INTERSTATE





A YESLER COMMUNITY CENTER



B HARBORVIEW MEDICAL CENTER



C LITTLE SAIGON



D JAPANESE BAPTIST CHURCH



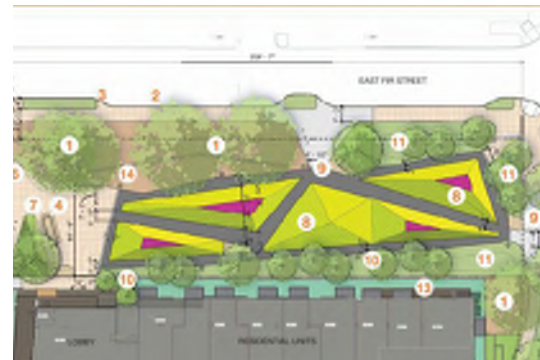
E NEIGHBORHOOD PARK - PLANNED



F EPSTEIN OPPORTUNITY CENTER (STEAM



G BAILEY GATZERT ELEMENTARY



H BLOCK 3 POCKET PARK - IN PROGRESS



I WISTERIA VIEW MANOR



J KING COUNTY MEDICAL SOCIETY



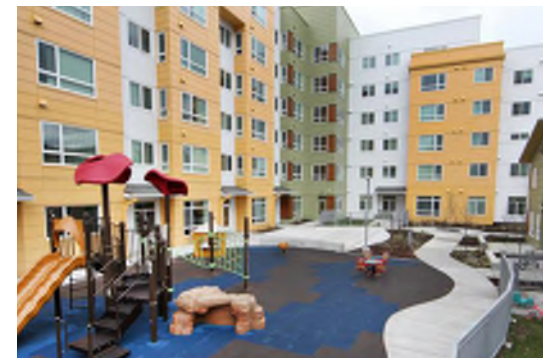
K RAVEN TERRACE (820 YESLER)



L HORIUCHI PARK - IN PROGRESS



M 10TH AVE HILL CLIMB



N KEBERO COURT (1105 E FIR)



O DANNY WOO GARDEN & KOBE TERRACE PARK



P ANTHEM MIXED-USE



Q INTERNATIONAL DISTRICT



R HOA MAI GARDENS



S BLOCK 2E MIXED-USE - IN PROGRESS

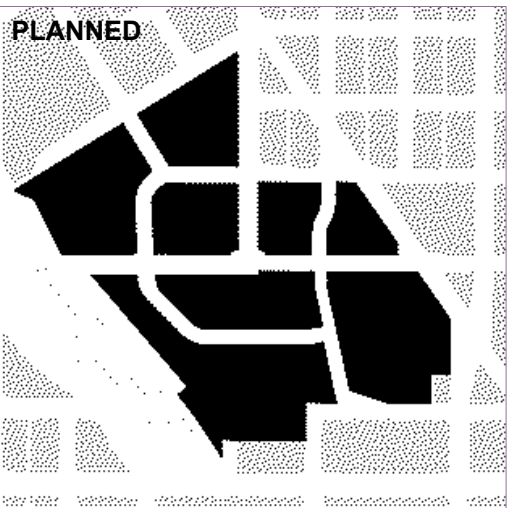
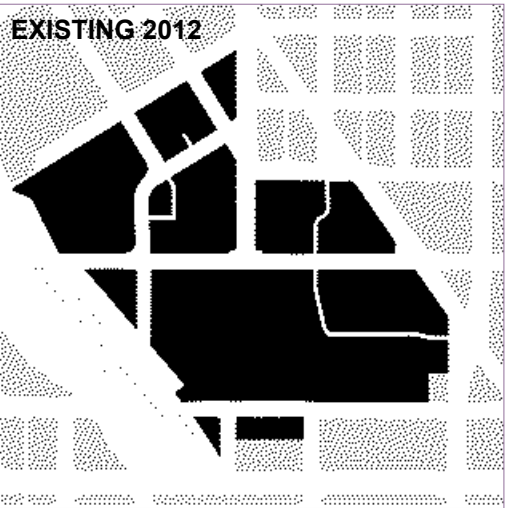


T RED CEDAR MIXED-USE - IN PROGRESS

PAST & PRESENT

In 2006, the Seattle Housing Authority initiated the redevelopment of Yesler Terrace following four guiding principles established by a Citizen Review Committee: Social Equity, Economic Opportunity, Environmental Stewardship and Sustainability, and One-for-One Replacement Housing. With Yesler Terrace, SHA and the City of Seattle intend to build a model community that emphasizes increased density and economic diversity.

New streetscapes, bike and pedestrian paths, hill climbs and parks are key features of the new plan. Street adjustments include the removal of Spruce Street and the creation of Fir Street west of Broadway. The new master plan includes replacement low-income housing, market rate housing and neighborhood improvements.



YESLER TERRACE AERIAL PHOTOGRAPH - EXISTING

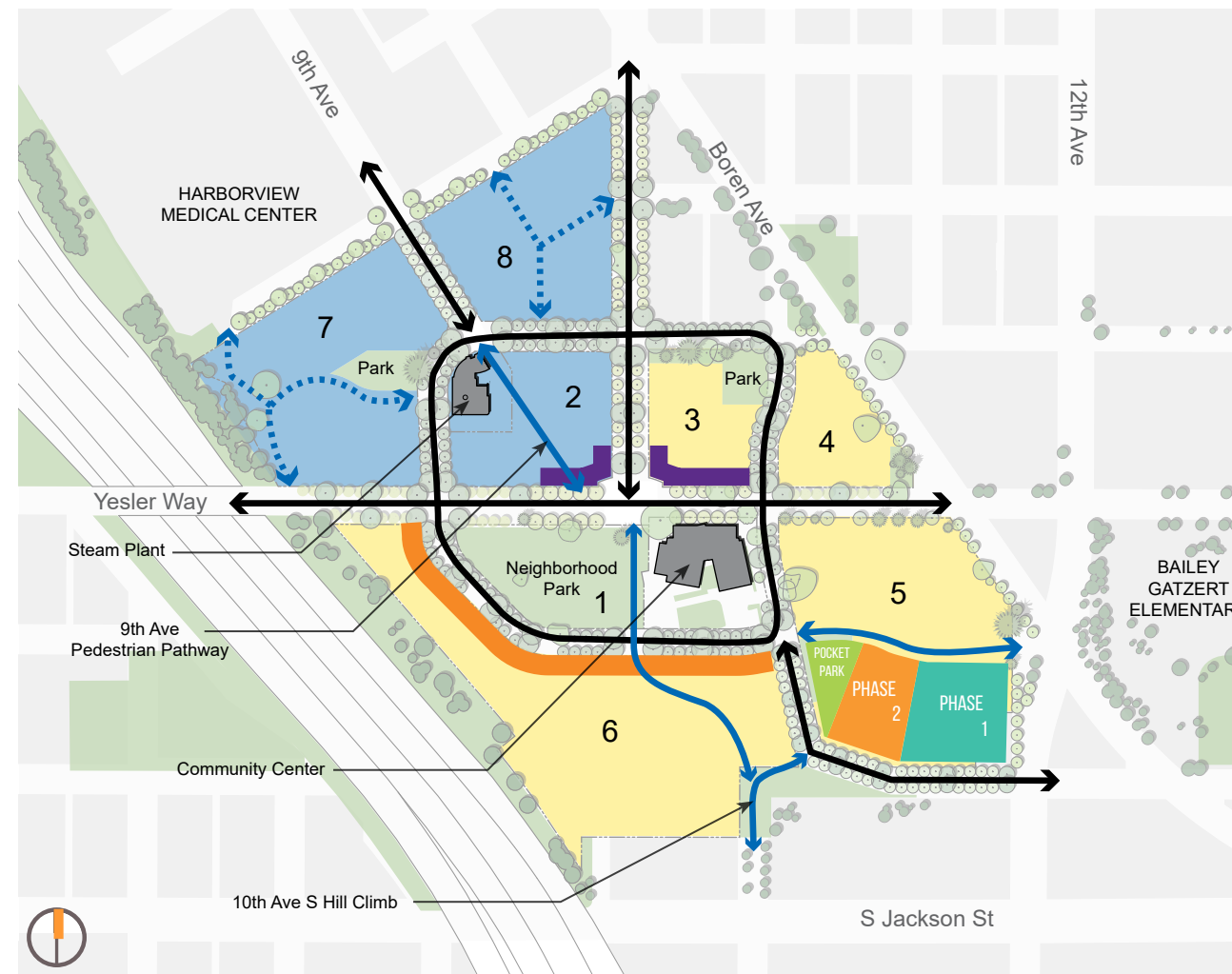


YESLER TERRACE ILLUSTRATIVE MASTER PLAN

OPEN SPACE NETWORK

The Yesler Development Plan shows how the careful organization of parks and open spaces can relieve a dense urban environment, encourage green urbanism and fostering a healthy community. A Green Loop traces the community's four parks serving as a primary system for intra-neighborhood circulation.

The green loop and series of pocket parks provides a large amount of outdoor amenity space for residents of Yesler Terrace; and encourages non-residents to explore this unique development in Seattle.



- | | |
|--|--|
| More flexibility for non-residential uses than remainder of site; residential uses allowed | Streets (Public rights-of-way) |
| Street level retail and other non-residential uses required | Required public pedestrian access - fixed alignment or endpoints |
| Residential uses allowed; non-residential uses limited | Required public pedestrian access - flexible alignment |
| Residential use required along 80% of this frontage | |



Block Diagram

A new street and block configuration improves circulation through and around the site, reinforces the "neighborhood heart" concept. A planned neighborhood park, three pocket parks, and a green street loop are shown in green.

PEDESTRIAN CONNECTION

The Yesler Development Plan recommends pedestrian paths with a distinctly residential quality that act as stages for social interaction. Vehicular traffic is largely contained to the main arterials crossing the site. Within the Green Loop, design strategies are implemented that slow drivers, highlighting cyclists and pedestrians instead.

STREET CHARACTERS:

- 12th Ave - Arterials focus commercial activity at intersections
- S Main St / 10th Ave - Connectors provide connectivity between neighborhoods and pocket parks
- S Washington - Access drives should be designed with the character of woonerfs - mid-block, narrow streets on private property, meant to be shared by pedestrians, cyclists, and motor vehicles travelling at very low speeds.

STREET CHARACTER DIAGRAM



(Yesler Terrace Master Planned Community Design Guidelines, 2012.)

- Connector
- Arterial
- Green Street Loop



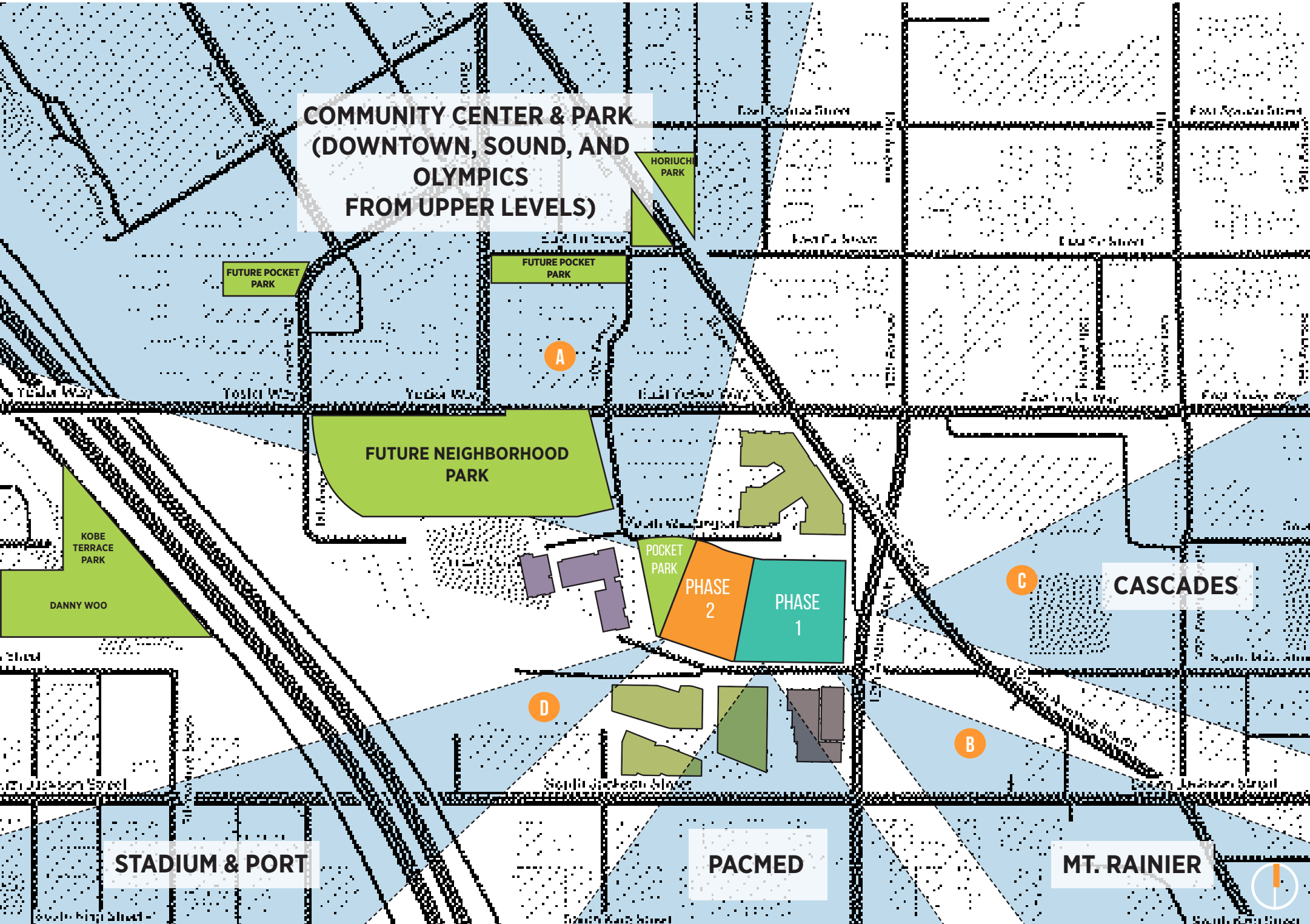
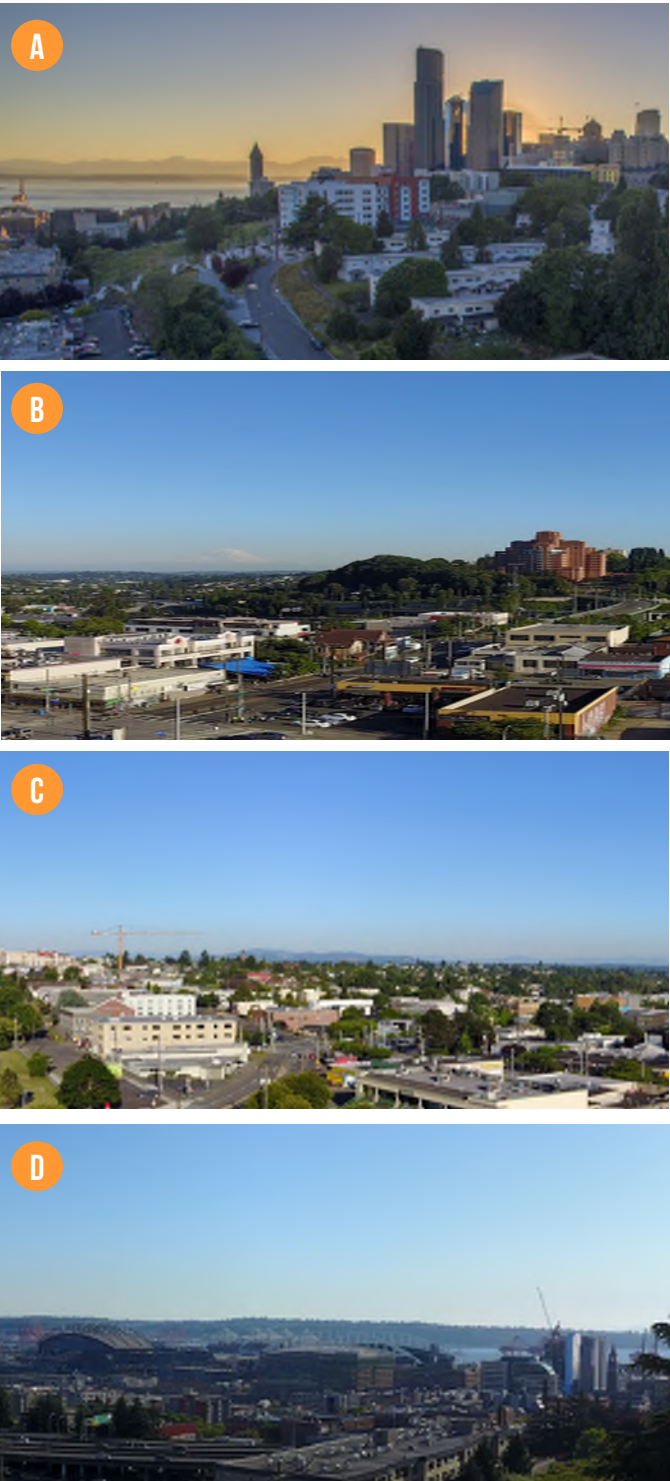
- | | | | | |
|------------------------------------|---------------------------------------|--------------|--|-----------------|
| Pedestrian Access (Fixed Location) | Pedestrian Access (Flexible Location) | Hill Climb | Private Access Drive with Pedestrian Walkway | Arterial Street |
| Green Street Loop | Interstate - 5 | Future Block | Connector Street | |

SURROUNDING USES

- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Medical
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Yesler Terrace Master Planned Community
- Yesler Neighborhood Gateways



VIEW OPPORTUNITIES



SITE OF POCKET PARK & PHASE 2



10TH AVENUE - LOOKING EAST



10TH AVENUE - LOOKING WEST



12TH AVENUE - LOOKING WEST - EXISTING CONDITIONS



12TH AVENUE - LOOKING EAST - EXISTING CONDITIONS



SOUTH WASHINGTON - LOOKING SOUTH



SOUTH WASHINGTON - LOOKING WEST



SOUTH MAIN - LOOKING NORTH



SOUTH MAIN - LOOKING SOUTH

YESLER COMMUNITY CENTER
2 STORIES

YESLER TERRACE PARK

COMPLETED S.H.A. PROJECT
HOA MAI GARDENS
7 STORIES

PRPOSED POCKET PARK

YESLER HILL CLIMB

PACIFIC RIM CENTER
6 STORIES

PROPOSED PROJECT
12TH & JACKSON
#3022675
8 STORIES

RESTAURANTS
1040 S. JACKSON
2 STORIES

FUTURE S.H.A. PROJECT
125 BOREN AVE S
#3023987
7 STORIES

PHASE 2
1020 SOUTH MAIN STREET

PHASE 1
209 12TH AVE S

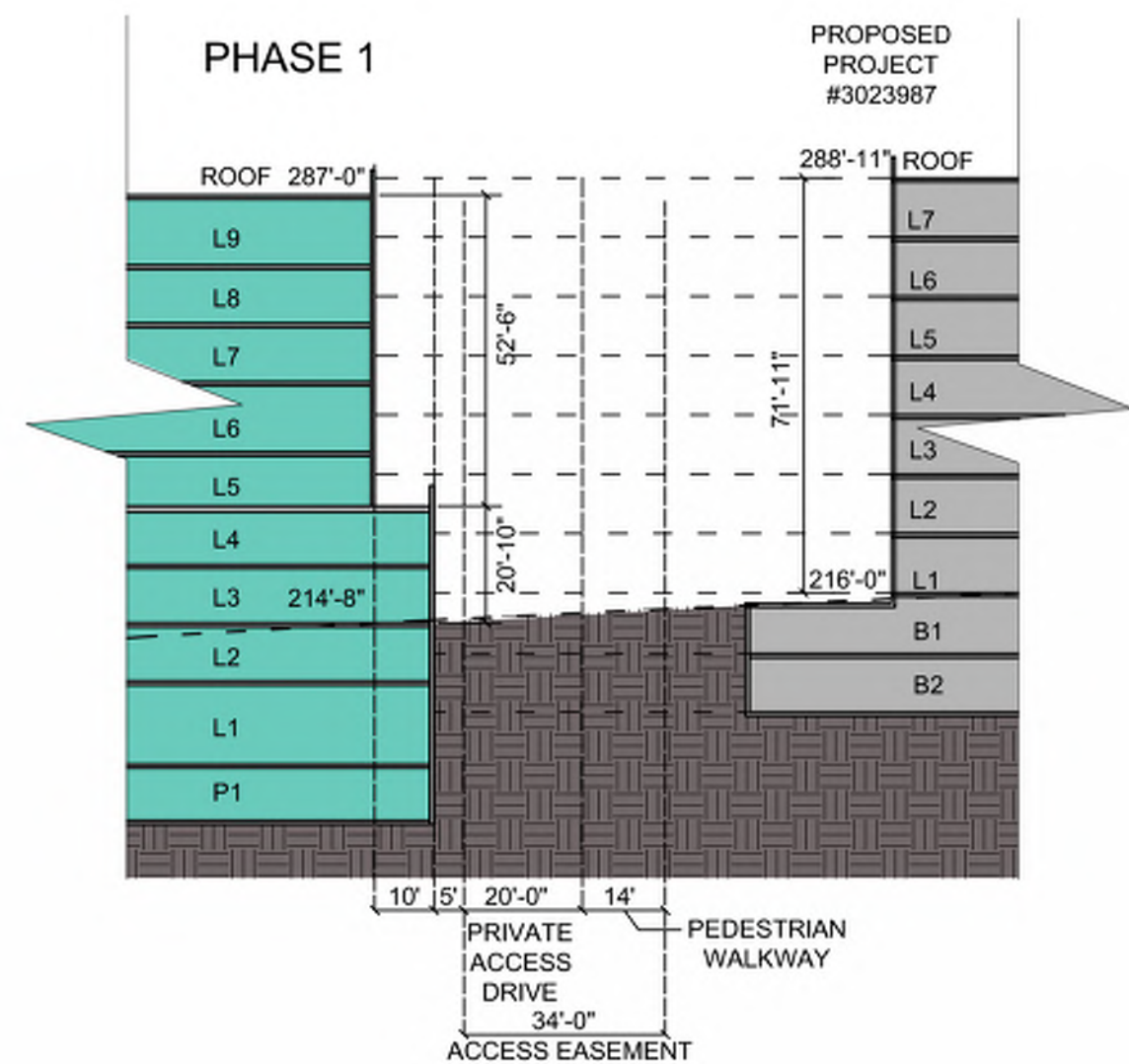
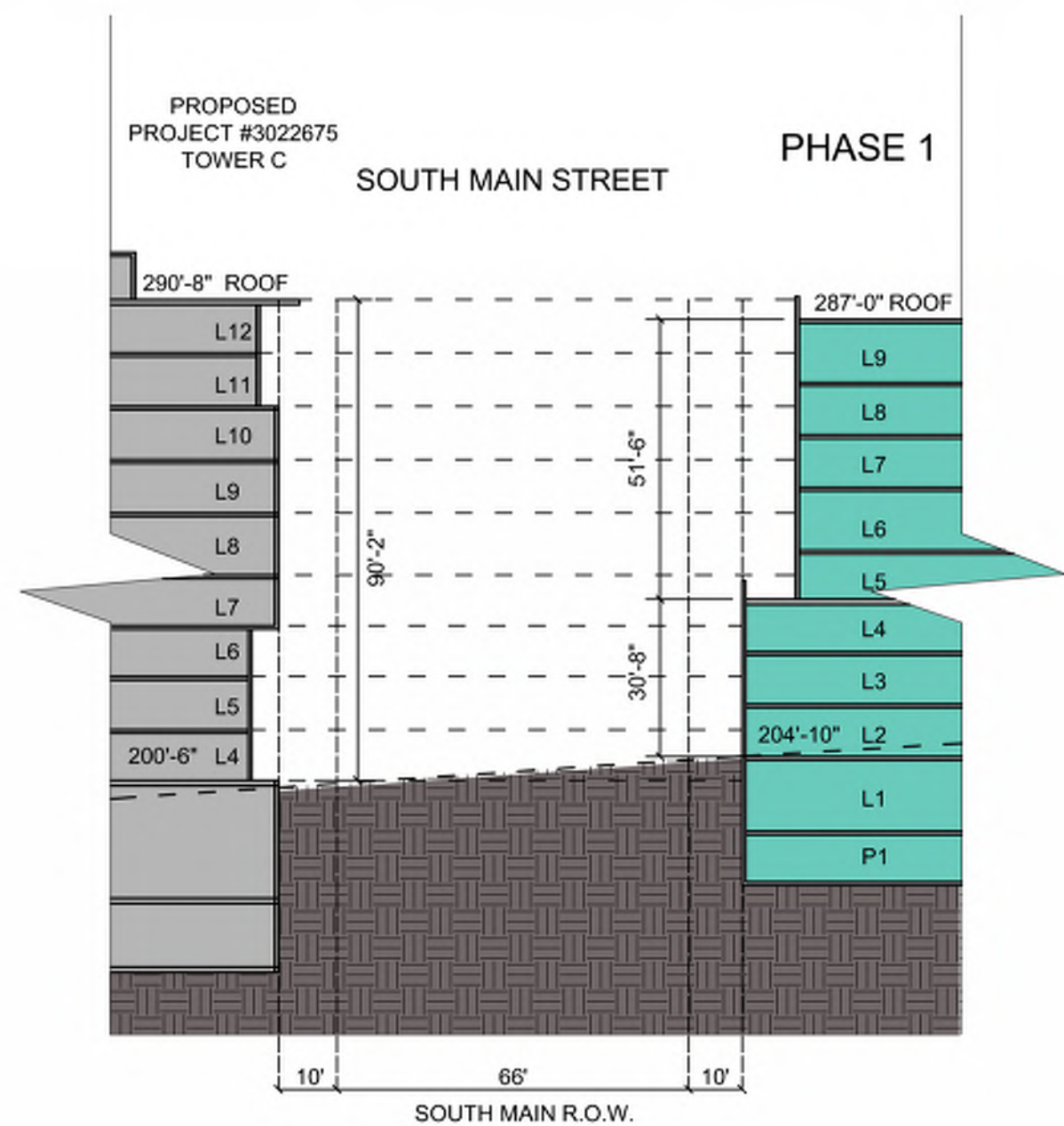
PROJECT
#3023987
8 STORIES

BAILEY GATZERT ELEMENTARY
2 STORIES

SOUTH WASHINGTON STREET
PROPOSED PRIVATE ACCESS DRIVE
5' MINIMUM SETBACK FOR FIRST 50'
ABOVE GRADE. 15' MINIMUM SETBACK
ABOVE 50' (23.75.140 EX A)

12TH AVE SOUTH
10' MINIMUM SETBACK UP TO 85'
ABOVE GRADE (23.75.140 EX A)

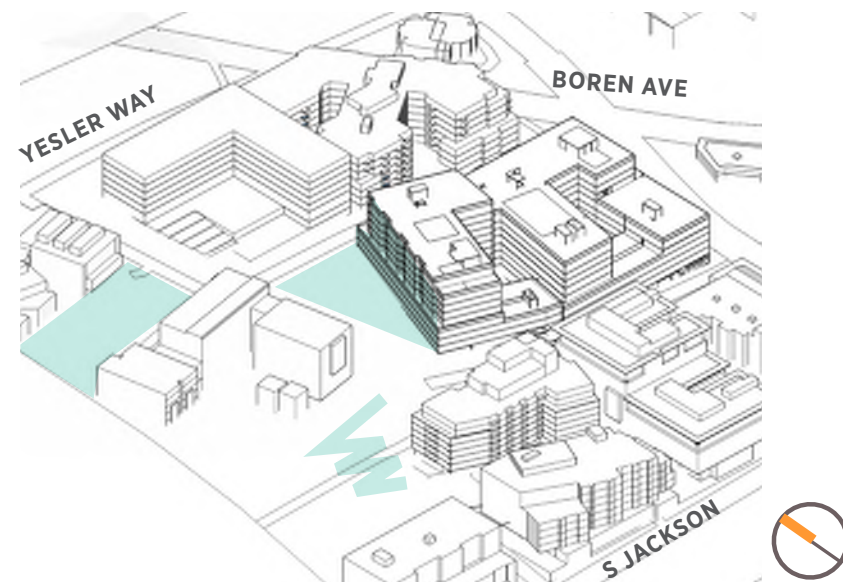
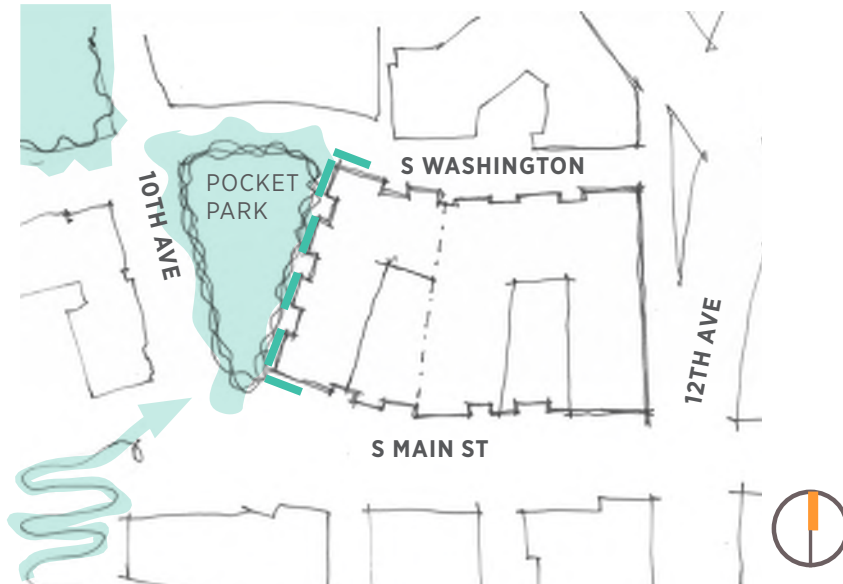
SOUTH MAIN STREET
10' MINIMUM SETBACK UP TO 85'
ABOVE GRADE (23.75.140 EX A)



The proposed project sets itself apart from the datum lines established by adjacent proposed projects across South Main Street and South Washington Street to better respond to the Sloping topography of the site and to increase privacy for the residents.

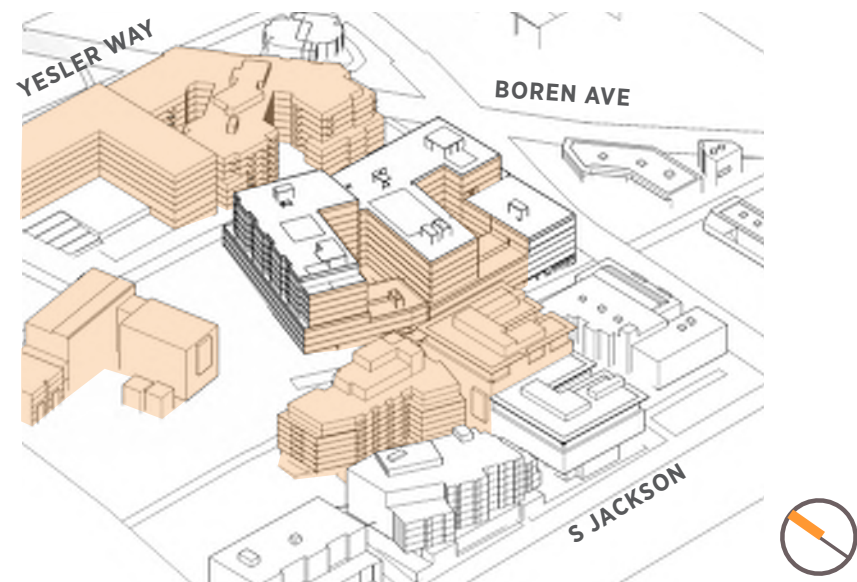
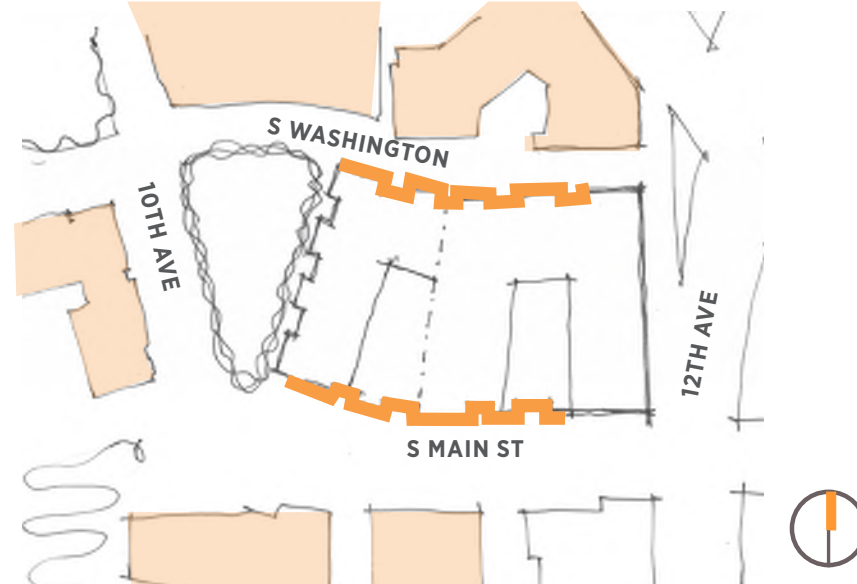
PARK-EDGE

- Modulations at first 30' of facades responding to the organic character of park
- Ample setback to create nice transition between private and public space
- Building materials responding to the character of the park



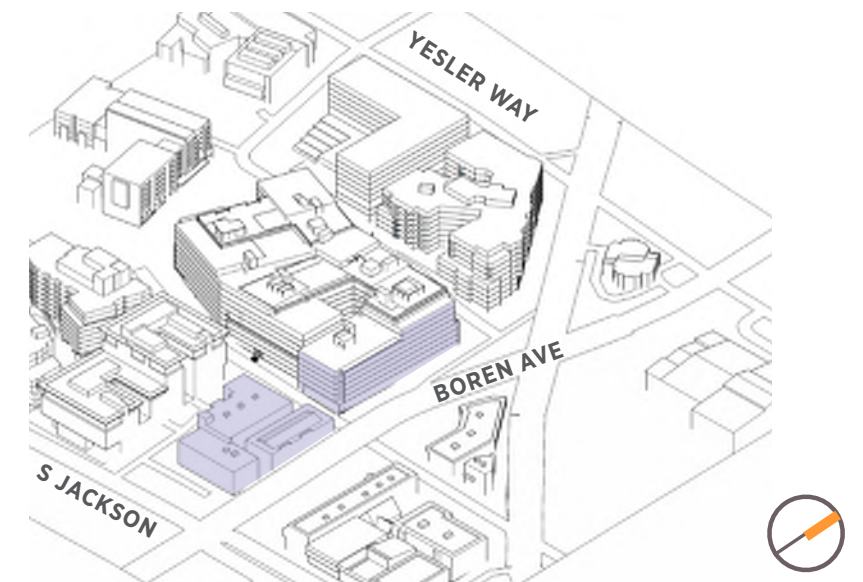
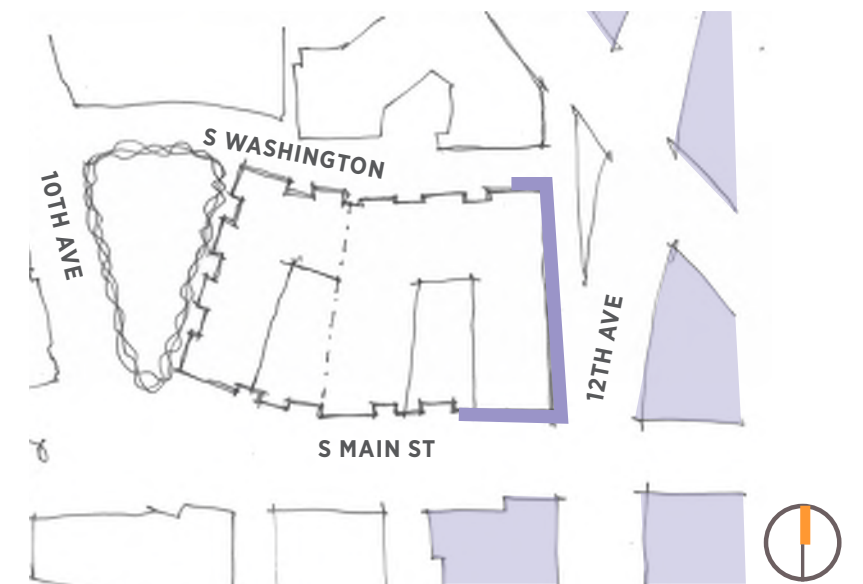
RESIDENTIAL-EDGE

- Stoops, balconies, private terraces and building materials contributing to the residential character
- Modulations at first 30' of facades along cascading streets responding to the residential character of S Main St. and S Washington St.



URBAN-EDGE

- Strong building edge responding to the urban character along 12th Ave
- Transparent storefront at retail edge continue the retail character along 12th Ave.
- Ample setback for spill-out opportunities to activate the sidewalk





ARCHITECTURAL CHARACTER:
RESIDENTIAL & PARK EDGE

The massing of the building can be separated into three ideas, the PARK edge, RESIDENTIAL edge, and URBAN edge.

Occupying the 10th Avenue South facade, the park edge massing will have a softened, modulated expression, characterized by tactility, small-scale texture, and terraces.

As the building transitions from the park to the east, the massing breaks down in residential scale along South Washington Street and South Main Street. The more private residential edges are characterized by playfulness—either expressed in the facade, fenestration, modulation, and materials.

PARK & RESIDENTIAL EDGE: CASCADING, TEXTURED, GROUND FLOOR UNIT ENTRIES & TERRACES, INDIVIDUAL & COLLECTIVE



ARCHITECTURAL CHARACTER: URBAN EDGE

Occupying the 12th Avenue South facade, the urban edge massing will have a stronger, more continuous expression, characterized by glazing, texture and pedestrian scale detailing. Retail services are apparent, and opportunities to spill out onto sidewalks, inviting interaction.

As the building transitions from the residential edge to the urban edge, the massing builds up in order to offer a definitive street edge, with residential lobby entries and retail services.



URBAN EDGE: UNIFORMITY, SIMPLICITY, TRANSPARENCY, DEFINED BASE

SITE INFORMATION - MPC-YT

Parcels: 9822000410, 9822000360, 9822000350, 9822000370, 9822000340, 9822000380, 9822000330, 9822000390, 9822000320, 9822000400, 9822000310

Cross Streets: 12th Ave. S & S. Main St.
10th Ave & S. Washington St.

Zoning: MPC-YT
Overlay District: None
Street Classification: There are no principal pedestrian streets or pedestrian designated zones requiring street level uses.
Approximate elevation change across site: 46'
No Landmark structures are on site; SEPA review completed

DETAILED ZONING - MPC-YT

SMC 23.75.050 PERMITTED USES

- Residential Uses are permitted outright

SMC 23.75.080 STREET-LEVEL USES

- A. Nonresidential uses are not allowed to occupy, in the aggregate, more than 20% of the total street-level street-facing facades along S. Washington Street.

SMC 23.75.090 NONRESIDENTIAL FLOOR ARE LIMITS

- A.2. Combined floor area for all other nonresidential uses shall not exceed 150,000sf.

SMC 23.75.100 BUILDING HEIGHT

- 85ft height limit for non-highrise structures. (160ft for high-rise structures)

SMC 23.75.110 ROOFTOP FEATURES

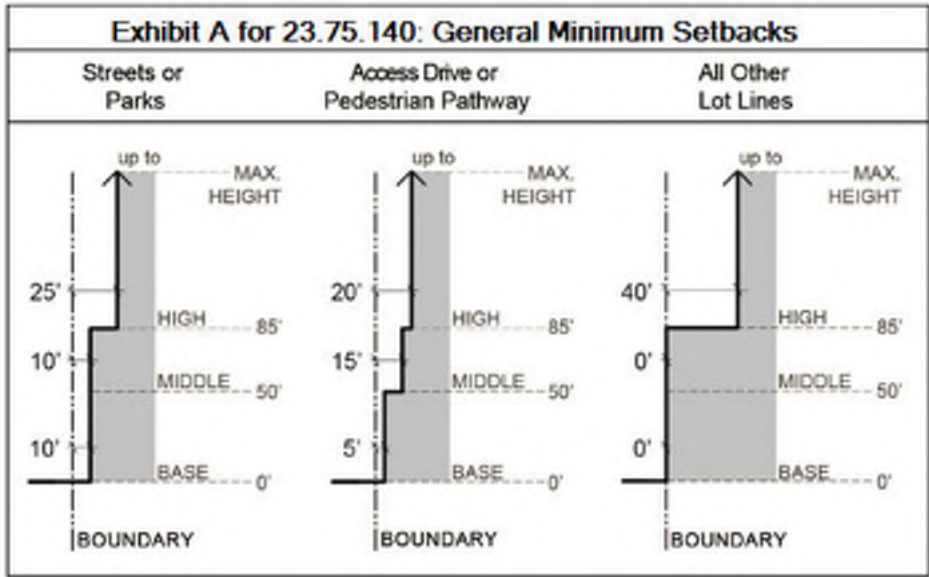
- B. Open railings, planters, skylights, clerestories, parapets and firewalls may extend 4ft above height limit.
- C. Rooftop solar collectors may extend 10ft above height limit.
- D. Stair penthouses and mechanical equipment can extend 15ft above height limit.
- E.2. Elevator penthouse may extend 25ft above height limit.

SMC 23.75.130 MAXIMUM WIDTH OF REGULATED FACADE

- limited to 240ft

SMC 23.75.140 SETBACKS AND PROJECTIONS

- A.1.a. Required setbacks per Exhibit A where no special setback condition identified per Exhibit C.
- Access Drive: South Washington St.
- Streets or Parks: South Main St, 10th Ave, and 12th Ave.



SMC 23.75.140.J - STRUCTURES IN REQUIRED SETBACKS

- For residential uses in structures subject to required setbacks from a street or park open to the public, bay windows and other portions of structures containing enclosed space may project a maximum of 4 feet into required setbacks, provided that the projection does not exceed 30 feet in width, and provided that no portion of the projection is closer than 2 feet from the boundary.
- Porches, balconies, and decks may project a maximum of 6 feet into required setbacks, provided that no portion of the porch, balcony, or deck is closer than 2 feet from the boundary.

SMC 23.75.150 RESIDENTIAL AMENITY AREA

- Amenity space equivalent to 5% of the res. gross area shall be provided, no more than 50% of which shall be enclosed.
- B.4. Areas open to the public easement do not qualify as required amenity areas.

SMC 23.75.170 STREET-LEVEL DEVELOPMENT STANDARDS

(between 18 inches and 12ft above finish grade at the base of the facade).

- B.2. Blank segments may not exceed 15ft in width (up to 30ft of blank segment can be allowed by the Director as Type I decision).
- C.2. At least 20% of the facade area shall consist of doors and/or transparent windows. For live-work units abutting street-level facade, at least 50% of the facade area shall consist of doors and/or transparent windows.

SMC 23.75.180 PARKING

- No minimum parking requirements.
- Maximum parking requirements per Table A 23.75.180.
- I. 1.a. Access for parking is not allowed within 40ft of the curb line of an intersection.
- I.1.b. Access for parking is not allowed within 20ft of a structure corner that includes a regulated facade on one or both sides.
- I.2. Each access drive is required to include a dedicated pedestrian area long at least one side of the drive. Min. 6ft of walking surface along the length of the drive, separated by a raised curb, bollards, landscaping or textured paving details.

SMC 23.53.025 ACCESS EASEMENT STANDARDS

- D.1. Easement width shall be min. 32 ft.
- D.2. The easement shall provide a surface roadway min. 20ft in width (in MPC-YT zone).
- D.4. A turnaround shall be provided unless the easement extends from street to street.



SITE INFORMATION -NC2-65

Parcels: 8591900215

Address: 225 12th Ave. S

Cross Streets: 12th Ave. S & S. Main St.

- Zoning: NC2-65
- Urban Village: First Hill Urban Center Village
- Overlay District: None
- Street Classification: There are no principal pedestrian streets or pedestrian designated zones requiring street level uses.
- Approximate elevation change across site: 46’
- No Landmark structures are on site.

DETAILED ZONING - NC2-65

SMC 23.47A.005 Street-level Uses

- C.1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: c. Within a zone that has a height limit of 85 feet or higher
- D. In pedestrian-designated zones the locations of uses are regulated as follows: m. Sales and services; c. Eating and drinking establishments; do not apply.

SMC 23.471.008 Street-level Development Standards

- B. Non-residential street-level requirements, Transparency: a. Sixty percent of the street-facing facade between 2’ and 8’ above the sidewalk shall be transparent. The width of a driveway at street level, not to exceed 22’.
- 4. Non-residential uses at street-level shall have a floor-to-floor height of at least 13’.
- D.1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

SMC 23.47A.012 Structure Height

- C.2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47a.012.b or up to 4’ above the otherwise applicable height limit, whichever is higher.
- C.7. The rooftop features listed in this subsection shall be located at least 10’ from the north lot line unless a shadow diagram is provided that demonstrates locating such features within 10’ would not shade property to the north on Jan 21st at noon more than a structure built to maximum permitted height and FAR.

SMC 23.47A.013 Floor Area Ratio

- Total FAR permitted for all uses on a lot that is occupied by a mix of uses is 4.75. Minimum FAR = 2

SMC 23.47A.014 Setback requirements

- The side and rear lot line of the NC2-65 lot is abutting the MPC-YT Zone, Which is not a residential zone. This section and setback requirements do not apply.

SMC 23.47A.024 Amenity Areas

- A. Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use (excludes areas used for mechanical equipment and accessory parking). For the purposes of this subsection, Bioretention facilities qualify as amenity areas.
- B.2. Amenity areas shall not be enclosed
- B.4 Common amenity areas shall have a minimum horizontal dimension of 10’, and no common amenity area shall be less than 250 sf in size.

SMC 23.47A.032 Parking Location and Access

- A.1A. Access to parking shall be from the alley if the lot abuts an alley improved to the city standards (23.53.030.C) If alley access is infeasable, the Director may allow street access.

SMC 23.54.015 Required Parking | Cars

- J. Non-residential uses (retail) in urban center (First Hill Urban Center) = No minimum requirement
- L. All residential uses in urban centers = No minimum requirement

SMC 23.54.015 Required Parking | Bicycles

- A.1 - Eating and drinking establishments: Short-term = 1 per 2,000 sf | Long-term = 1 per 12,000 sf.
- A.6 - Sales and Services general: Short-term = 1 per 2000 sf | Long-term = 1 per 12,000sf.
- D.2 - Multi-family structures: Short-term = None | Long-term = 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit.

SMC 23.54.035 Loading Berth Requirements and Space Standards

- B.2. Exception to loading requirements; within the MPC-YT zone, loading berth requirements may be waived or modified if the Director finds, after consultation with and approval by the Director of Transportation, that the number of loading berths in Table A for 23.54.035 is not required and that the modified number will be sufficient.
- Table A 23.54.035 - Personal and household retail sales and services, eating and drinking establishments = medium demand = less than 10,000 sf = 0 loading berth required.

CS1 TOPOGRAPHY



Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

PROJECT DESIGN RESPONSES:

- All three design options step with the topography as the site slopes upward from the Southeast corner to the Northwest corner, to reflect site context.
- The podium level building massing steps with the site to provide pedestrian interest at the ground level. (DC2)
- The preferred option provides stepping in the North/South direction as well as the East/West direction.
- A series of decorative planters, and patios help to negotiate grade changes along South Washington St. in addition to stoops along South Main St.

CS1 PLANTS AND HABITAT



Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.

PROJECT DESIGN RESPONSES:

- Landscaping elements will include:
- Native plant species
 - Drought tolerant planting
 - Opportunities for community gardens
 - Planting in the pocket park to compliment the design concept for the Yesler Terrace Neighborhood park and the hill climb to create an integrated neighborhood landscape language.

CS2 STREET CHARACTER



Consider the intended character of abutting streets, access drives, and pedestrian pathways in the design of open space and building frontage.

PROJECT DESIGN RESPONSES:

- The proposed design addresses the unique character of the surrounding streets:
- Retail and primary residential entries are located on 12th avenue to bolster the retail edge to the East. (DC1)
 - Grouped modulation and stoops along South Main reinforce the residential character of this connecting street.
 - Modulation and stoops along the park provide human scale and an opportunity for interaction.
 - Building modulation and patios along South Washington indicates the finer scale and slower pace of this access drive.

CS3 EMPHASIZING URBAN RESIDENTIAL



Line sidewalks with residential units with views to the street, landscaped setbacks, and ground level entries. Concentrate landscape improvements and architectural detailing in the lowest 30 feet of the building.

PROJECT DESIGN RESPONSES:

- Three sides of the site are lined with 3-4 story residential masses. The side facing 12th Avenue is a retail edge with a larger scale.
- Special attention is paid to each residential entry to create a sense of welcoming while balancing the equal needs of safety and privacy. (PL2)
- Durable materials, stoops, balconies, garden terraces are used to create a distinctly residential character.
- Window size and locations are indicative of residential dwellings, with 5-10' landscaped setbacks creating a buffer.
- Provide street-facing entries and stoops 1-4' above grade as appropriate.

CS3 HISTORIC AND CULTURAL CONTEXT



Throughout the site, reference the history and unique cultural mix of Yesler Terrace through art and architectural features.

PROJECT DESIGN RESPONSES:

- The overall project concept is "Collage" to honor the history of diversity at the site for more than 100 years. We intentionally chose the term collage over melting pot or fusion. A collage is an art work of assembled and layered materials, images or found objects. The elements retain their unique, diverse identity, while enhancing the composition as a whole.
- The design and materials of the architecture will respond to the historic lumber mill at the site.

PL1 A NETWORK OF PUBLIC SPACES

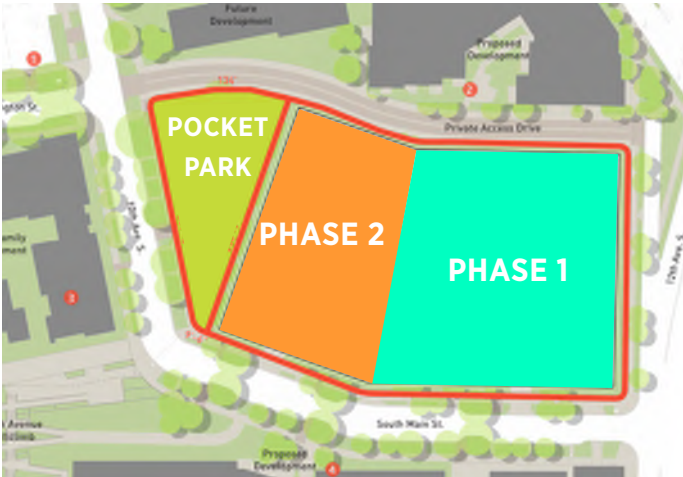


Design open spaces to serve as an outdoor stage for daily life, with designs that maximize social interaction throughout the days and years.

PROJECT DESIGN RESPONSES:

A corner pocket park has been planned for our site. In our preferred option we have re-shaped the park to bound the entire western edge of the site rather than just the Northwest corner. This transforms the park into a neighborhood connecting element between the green loop and the Yesler Hill Climb, and gives more park frontage to more residential units. The park provides opportunities for pedestrians to stop, rest, play as they make their way from the hill climb to the community center.

PL1 POCKET PARKS



Program pocket parks to accommodate smaller spaces for adults to sit and visit, look at the views, or read, and incorporate active play areas focused on those under eight years of age.

PROJECT DESIGN RESPONSES:

The primary landscape feature of the site is the pocket park on the Northwest corner of the site. The park provides a variety of spaces and activities to engage residents and visitors. The park acts as a connector from South Main Street to the community center and neighborhood park. Features of the pocket park include:

- Community planting areas
- Seating
- Connecting pathways
- Play opportunities for children
- Hillside slides
- Perimeter seating
- FLexible lawn
- Passive edges
- Connection to the green loop & Hill Climb
- Shelter space

PL1 ACCESS DRIVES



Pedestrians and recreational users should have an equal priority to vehicles in access drives. Access drives should also incorporate small gathering and play areas, outdoor seating, bike racks, planting areas, and limited parking.

PROJECT DESIGN RESPONSES:

- The private access drive (soon to be vacated South Washington Street) designed with the spirit of woonerf with reference to the the Yesler Terrace design guidelines, in order to be experienced at a slower pace.
- Pedestrians are given equal priority to cars though curb bulbs, paving, and planting.
- The massing and frontage along the private access drive is designed to highlight individual residences and create a human scale.
- Vehicular entry is removed from the south of the private access drive to reduce the overall car traffic and provide opportunity for residents who live in units with patios spilling out from the access drive.

PL1 OUTDOOR USES & ACTIVITIES



The network of open spaces should provide passive and active open spaces that support a range of uses from contemplation and picnics to informal play and active recreation.

PROJECT DESIGN RESPONSES:

- As an active feature of our Collage design concept. We are developing an overlapping assembly of public space that ranges from public, to semi-public, semi private to private.
- Building massing, stepping, materials, planting are all used to create zones of use that promote privacy, resident engagement, or public interaction.
- The building courtyards are designed for both private residential use and resident common amenity.
- Street facades are set back 10' typically. Facades facing access drives are set back 5' typically per zoning requirements. All these allow ample sidewalk width for welcoming pedestrian experience.
- The on-site pocket park provides a residential amenity and a neighborhood resource.

PL2 SAFETY AND SECURITY



All streets, open spaces, walkways and connections should be designed with CEPTED principles. To promote safety and security, design buildings so that residents and businesses provide "eyes on the street" to create an active comfortable, and safe pedestrian

PROJECT DESIGN RESPONSES:

- Resident safety is prioritized though design that promotes eyes on the street.
- Stoops support neighborhood interaction and visibility.
- Street and building lighting provide a safe pedestrian environment.
- Massing is organized to reduce or eliminate narrow walkways and blind corners, and indefensible spaces.
- Units directly facing the park with at grade access provide eyes on the park at all times of day and throughout the year.

PL3 FRONTAGE

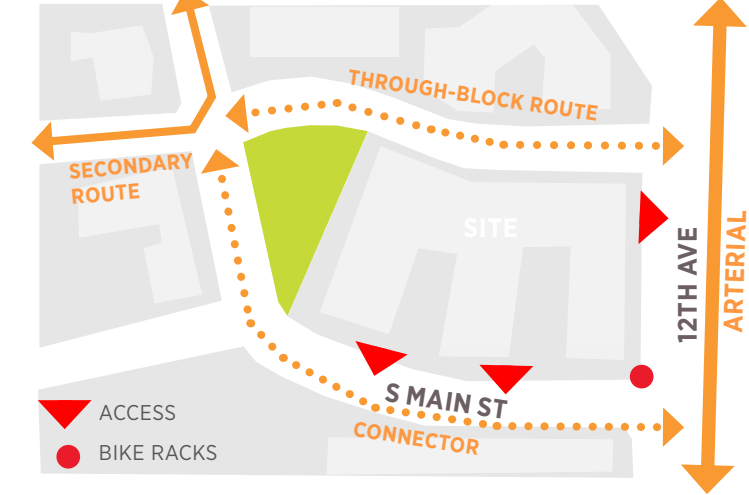


Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PROJECT DESIGN RESPONSES:

- The lowest 30 feet of the project contain a high degree of modulation, with every two units along South Mainstreet and the park, every unit for portions along South Washington.
- Residential units are set back from the property line and are entered within in 4' of grade along South Main and the Park.
- Planting at residential entries and patios are emphasized.
- The upper portions of the building are set back
- The frontage along 12th Ave S has a retail character with storefront, overhead coverage, signage, and lighting.
- The frontage along the access drive, South Washington, has residential character and scale.
- The park side frontage is designed to both provide a high-degree of integration at the ground-level, and an attractive backdrop to the park activity.
- Canopies, transparent storefront & design of retail frontage & lobby entries add to the activity & character of the street.

PL4 PLANNING AHEAD FOR CYCLISTS

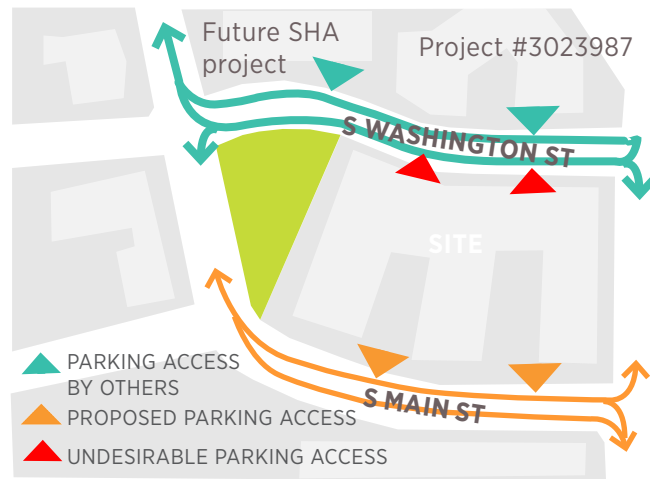


Optimize the arrangement of uses and activities on site.

PROJECT DESIGN RESPONSES:

- Primary entrances have been designed to:
- Promote safe vehicular and pedestrian interaction
 - Provide adequate accommodations and maneuvering space for residents with bicycles.
 - Provide short and longterm bike storage that is easily accessed from grade.
 - Provide safe & convenient outlet connection to the nearby bike path, surrounding streets, and pathways.

DC1 VEHICULAR ACCESS



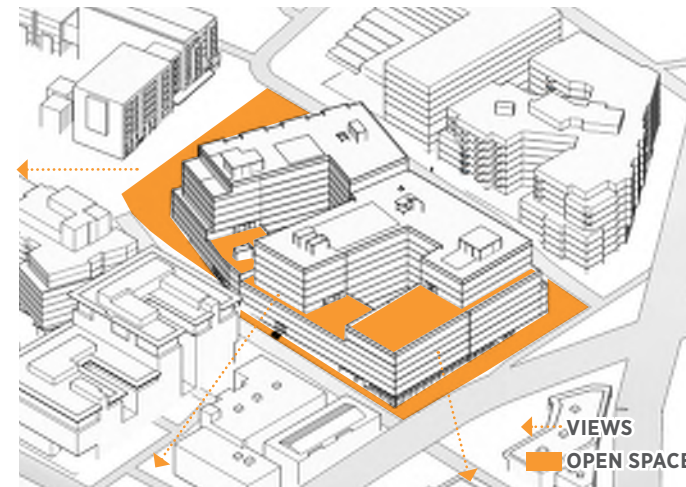
Vehicular circulation and parking access will be provided on a network of streets and access drives.

PROJECT DESIGN RESPONSES:

The preferred building design was completed with these goals in mind:

- Vehicular access at the low point of the site at South Main street, to better fit in the sloping topography & minimize potential blank facades.
- Positioning the vehicular accesses on South Main street will minimize congestion with the two adjacent projects' vehicular accesses on S Washington St.
- Parking levels are completely concealed or below grade.
- Proposed vehicular access will be screened by landscape to minimize visual impact.

DC2 BUILDING SITING SIZE + CONFIGURATION



Building bulk and scale should be balanced with an appropriate amount of open space, and buildings should compose a variety of types heights and shapes on a block.

PROJECT DESIGN RESPONSES:

The preferred building massing was designed with three goals in mind:

- Provide the most amount of light and views to the most amount of residents possible. Our preferred option is based on prioritizing access to southern exposure. Light and views increase quality of life for residents, especially during the winter months.
- Work with the significant topography of the site. Our massing steps with the grade from the high side of the site at the Northwest corner to the Southeast.
- Introduce modulations at first 30' of building, creating a welcoming residential character and scale. The building perimeter is lined with at grade residential for 3-4 stories then steps back at upper portion of building for light and air circulation.

DC2 SCALES OF ARCH. COMPOSITION



Building design at Yesler Terrace should pay particular attention to three scales: Human Scale, Neighborhood Scale, and City Scale.

PROJECT DESIGN RESPONSES:

Special emphasis has been placed on designing for different scales:

- Street-level stoops provide resident and neighborhood activation at a human scale.
- Set backs above the podium level create a significant stepping to the building that helps to define the neighborhood scale, especially along South Main and South Washington Streets.
- Retail frontage and canopy help to define the commercial scale along 12th ave.
- The overall massing steps with the topography to help reinforce the Yesler Terrace hillside as seen from South Main Street, 12th Ave S, and Boren Avenue S.

DC3 OPEN SPACE CONCEPT



Integrate open space with the building design.

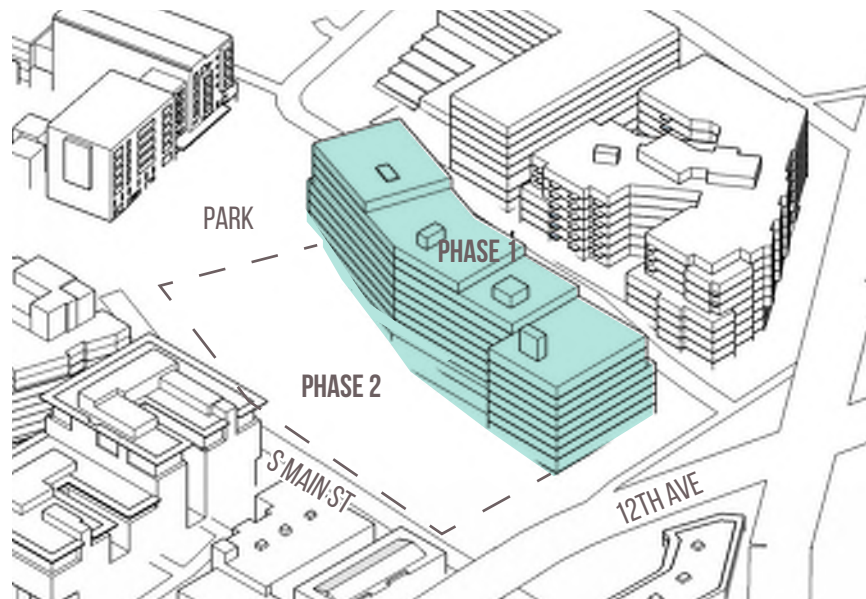
PROJECT DESIGN RESPONSES:

The project contains four primary open-space areas, the pocket park, the west courtyard, the east courtyard and the roof terraces. The building generally sets back 5' to 10' along all four sides of the site per zoning to allow a widened sidewalk. The building design has been developed to frame and support these outdoor amenities

The open spaces have been designed to:

- Maximize southern exposure.
- Provide a spectrum of spaces from public to private.
- To take advantage of city views to downtown.
- Provide a range of activities for a range of ages.
- Create a sense of community among residents and connection with the neighborhood.

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OPTION A - PARK EXTENSION [PARK FACING DEEP COURTYARD]

PROS

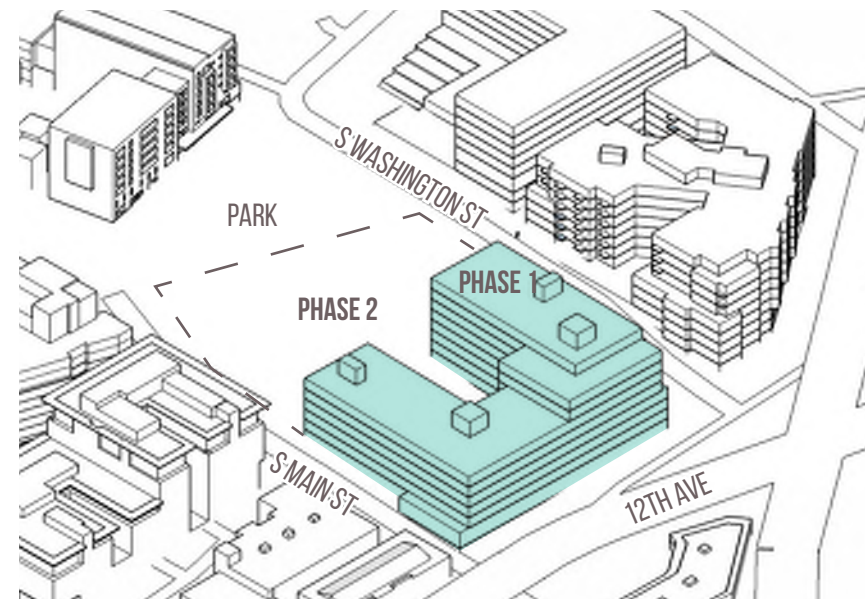
- Maximizes sunlight exposure at the park (CS1)
- Courtyard space is a visual extension of the park (PL1, DC3)
- Strong building edge responding to busy character of 12th Ave (PL3)
- Roof line cascades east-west direction, responding to topography (CS1)
- Efficient floor plan and circulation

CONS

- Building mass too long in East/West direction
- Exceeds allowable building length, requires departure
- Courtyard under shadow most of the day
- Long massing bars in the East/West direction work against topography
- Security challenges at park-facing courtyard
- Long building mass facing south does not respond to the residential character of south Main st
- When phase 1 is completed, only half of 12th Ave S retail frontage is complete, creating an odd condition for pedestrians.
- Parking entry along north side will add traffic to private drive & negatively impact s Washington street, which already have 2 parking entries proposed from other projects

DEPARTURES

- 23.75.130 - 240' maximum facade width



OPTION B - PARK FACING [COURTYARDS FACING WEST]

PROS

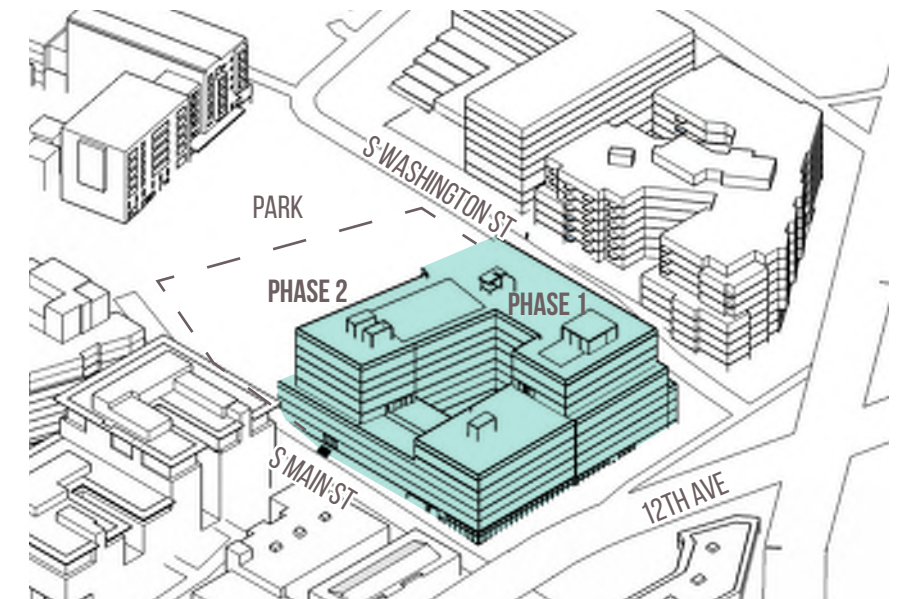
- Maximizes sunlight exposure at the park (CS1)
- Provides courtyard space facing the park (PL1, DC3)
- Provides finer scale along the pocket park (DC2)
- Strong building edge response to busy character of 12th Ave (PL3)
- Phase well, massing responds well to retail and park context when phase 1 is completed (CS3)
- Voluntary 10' setback on NC2-65 site along 12th Ave S to allow widened sidewalk, spill-out activities, and relief for units from the road.

CONS

- Both courtyards are in shadow most of the day
- Massing does not respond well to the topography in east-west direction
- Long building mass facing the south does not respond well to the residential character of South Main st
- Although building length is less than 240' per phase, the overall building mass will exceed 240' once both phases are complete

DEPARTURES

- No departure. code compliant



PREFERRED OPTION C - SOUTH FACING [SOUTH FACING COURTYARDS]

PROS

- Maximizes sunlight exposure at the park (CS1)
- Two South-Facing courtyards provide maximum light and views to most residents (CS1)
- North/South orientation of massing arms step down and respond well to topography/site grading context (CS1)
- Strong building edge response to busy character of 12th Ave (PL3)
- modulations on south main st, south Washington st, and park facing sides to break down scale and enhance pedestrian experience (PL3, DC2, DC3)
- upper portions of Building masses are broken down on south facade and respond well to the residential character of South Main st. (PL3)
- Phase well, massing responds well to retail and park context when phase 1 is completed (CS3)
- Voluntary 10' setback on NC2-65 site along 12th Ave S to allow widened sidewalk, spill-out activities, and relief for units from the road.

CONS

- Courtyard does not directly connect with park

DEPARTURES

- No departure. code compliant

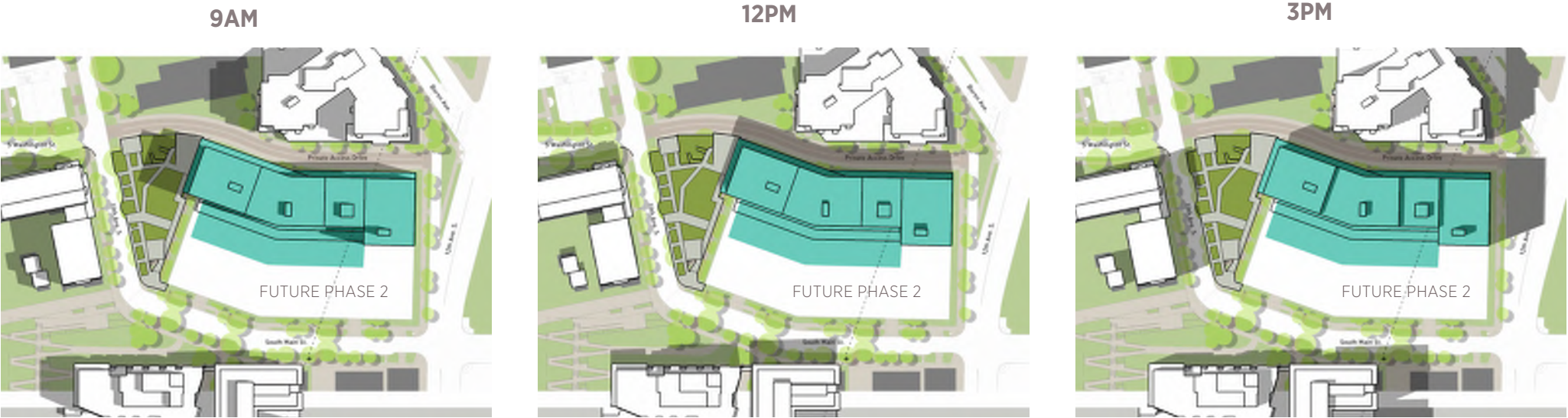
8.0 | ARCHITECTURAL MASSING CONCEPTS

PHASE1

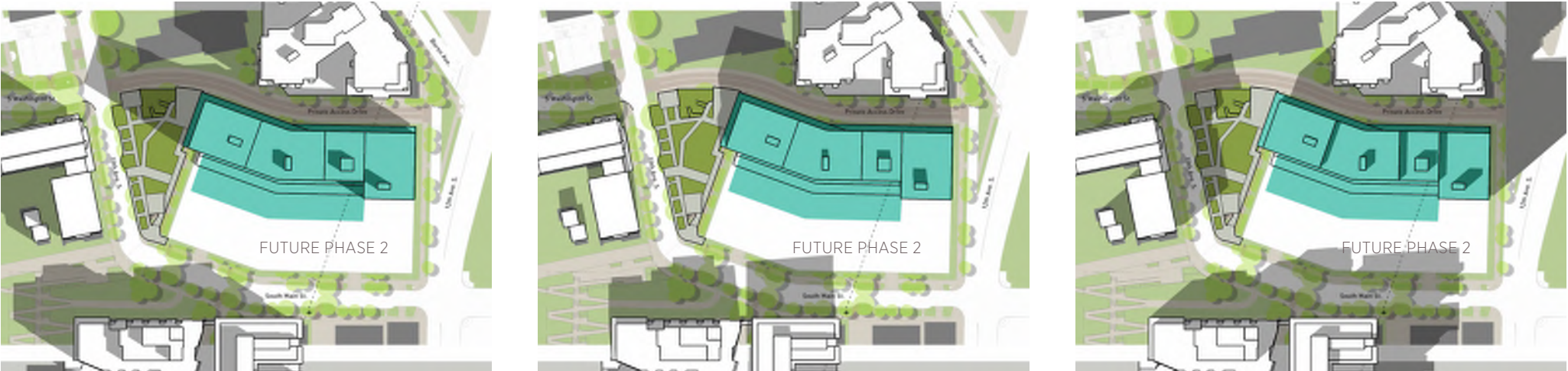
PHASE2

OPTION A

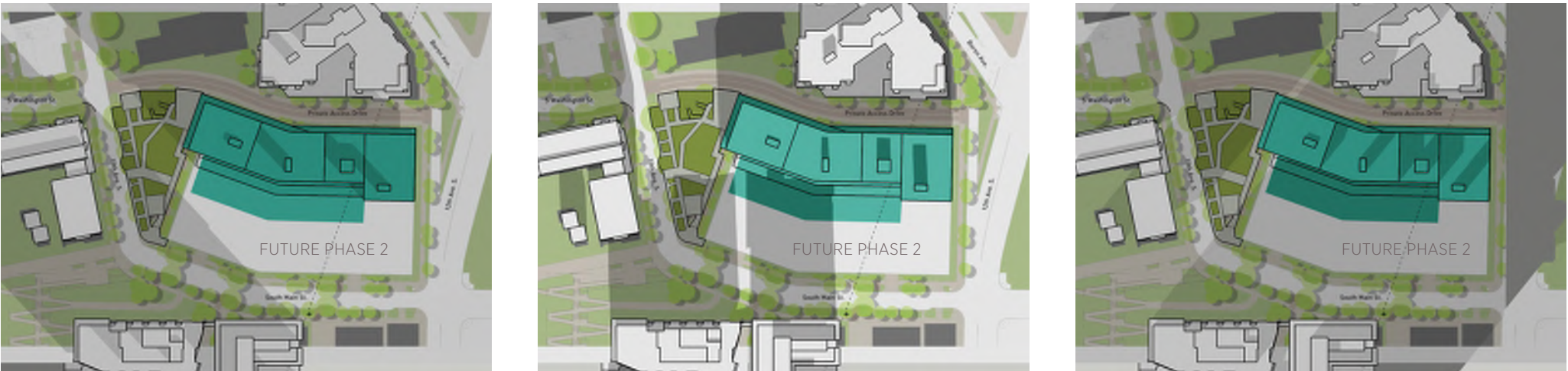
SUMMER SOLSTICE



EQUINOX



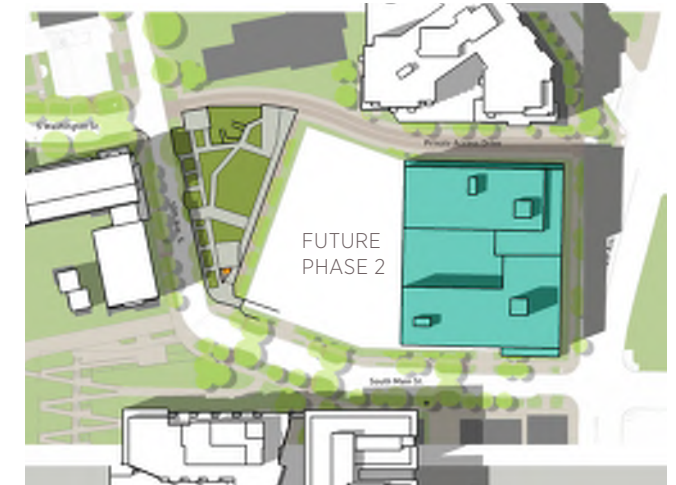
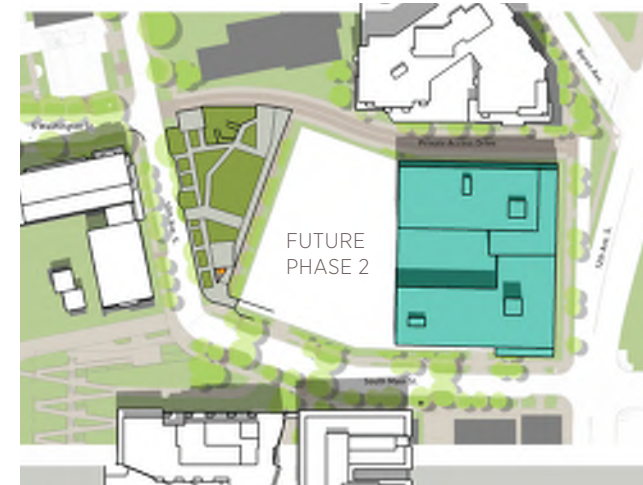
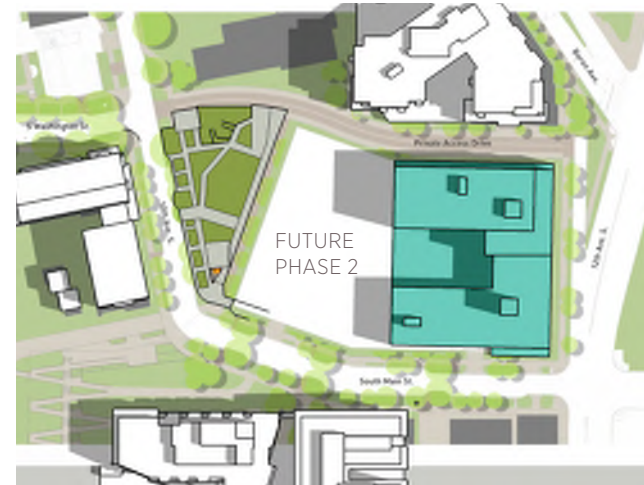
WINTER SOLSTICE



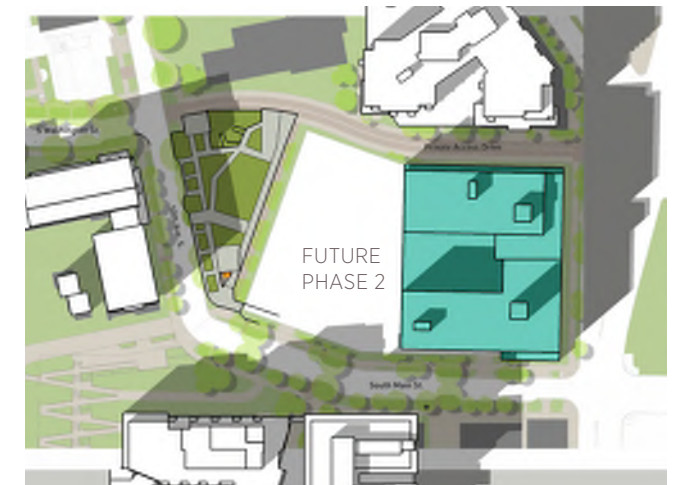
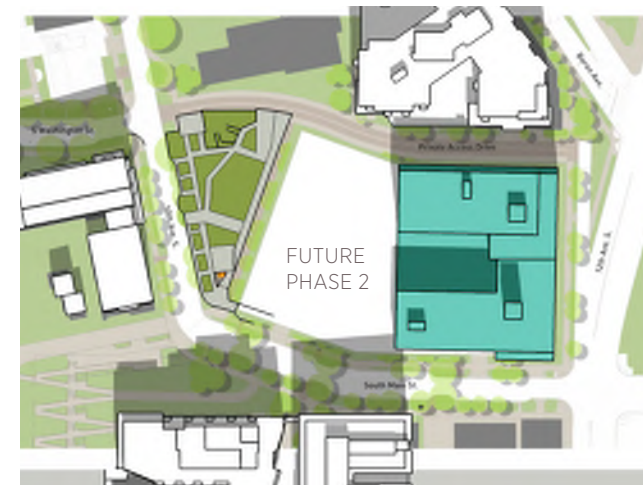
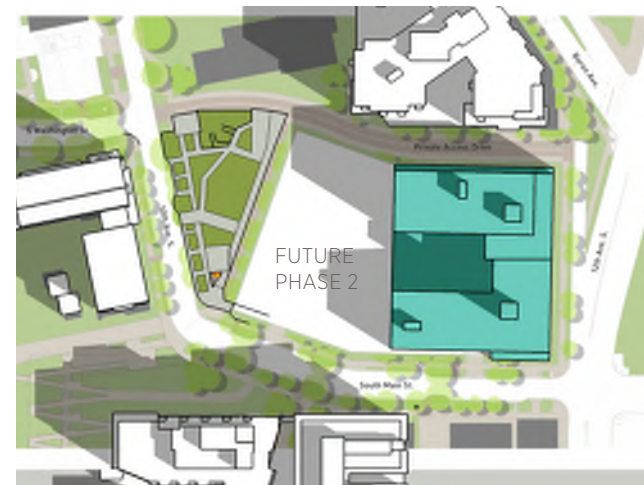
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12PM

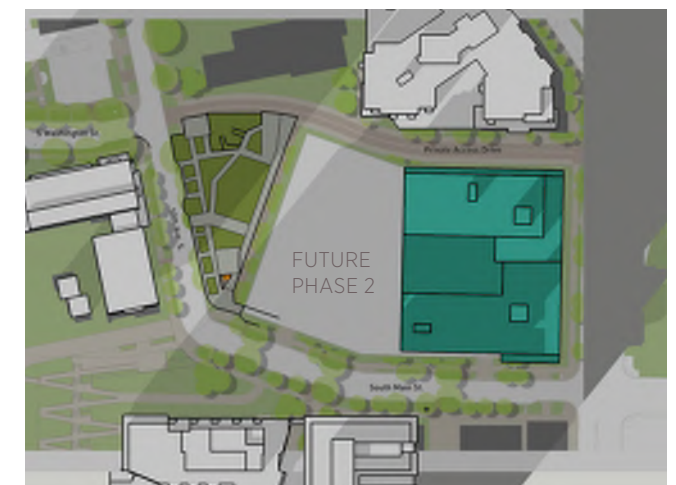
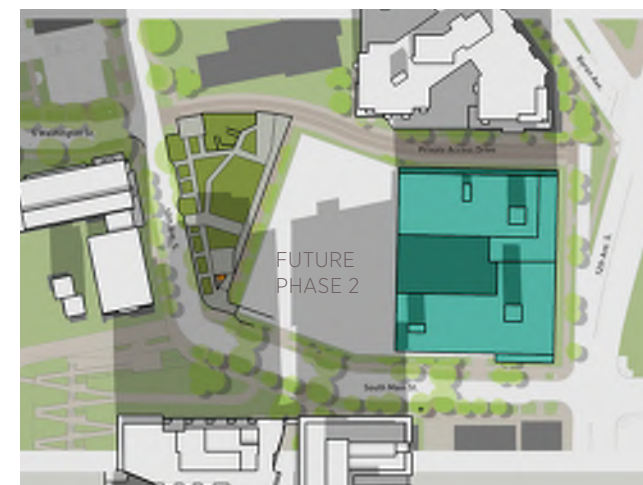
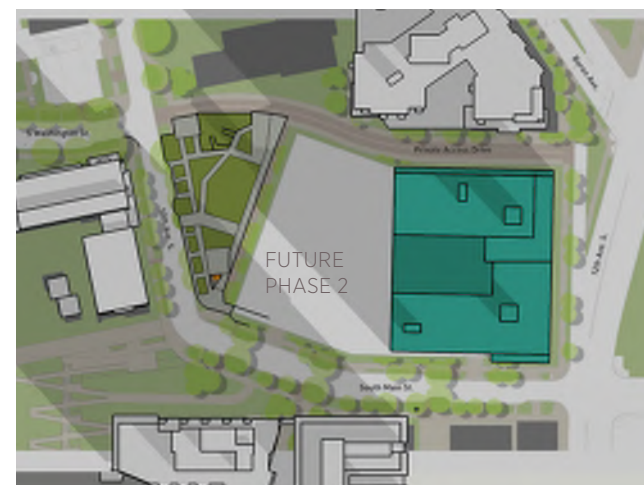
3PM



SUMMER SOLSTICE



EQUINOX



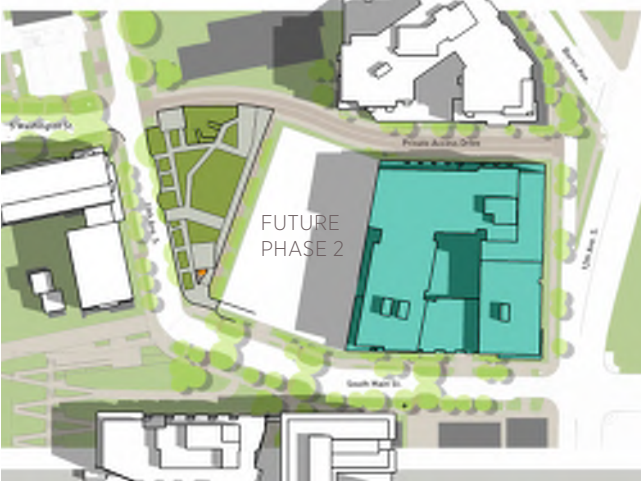
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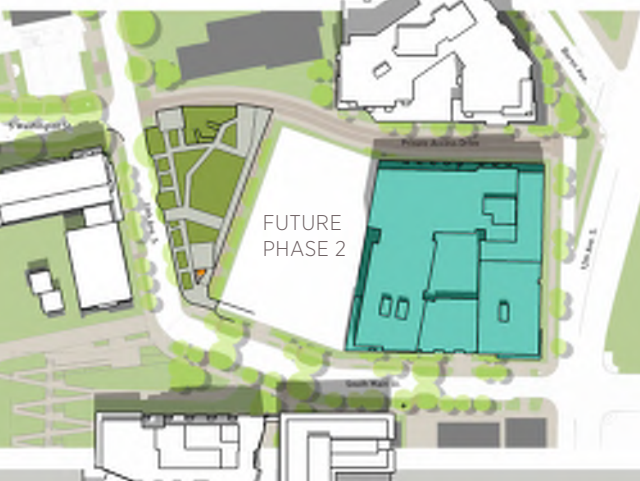
OPTION C - PREFERRED

SUMMER SOLSTICE

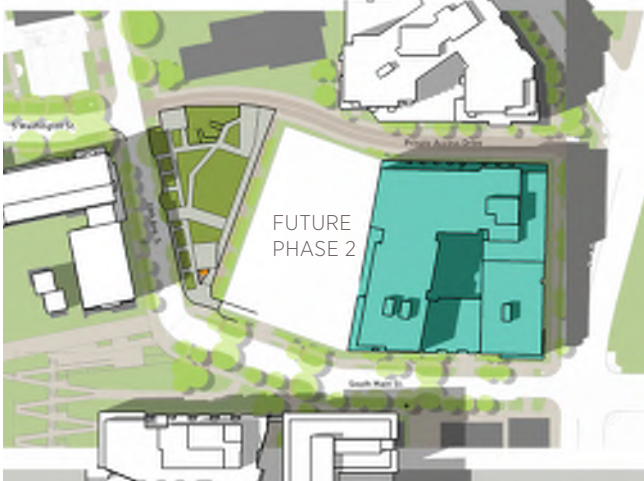
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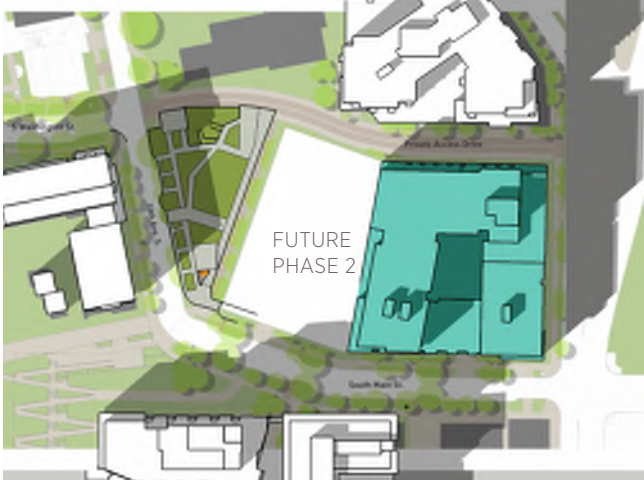
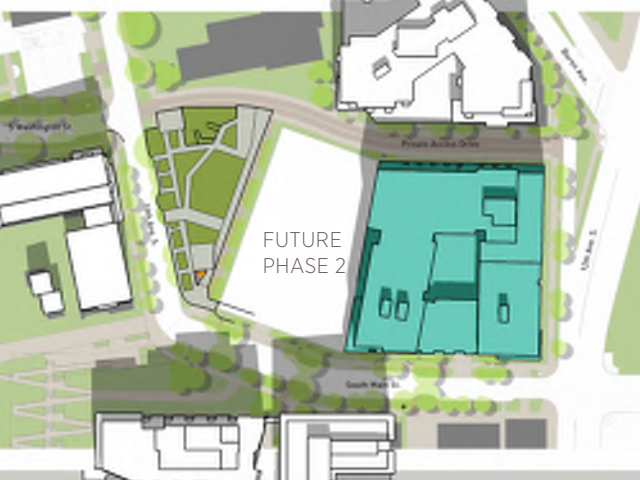
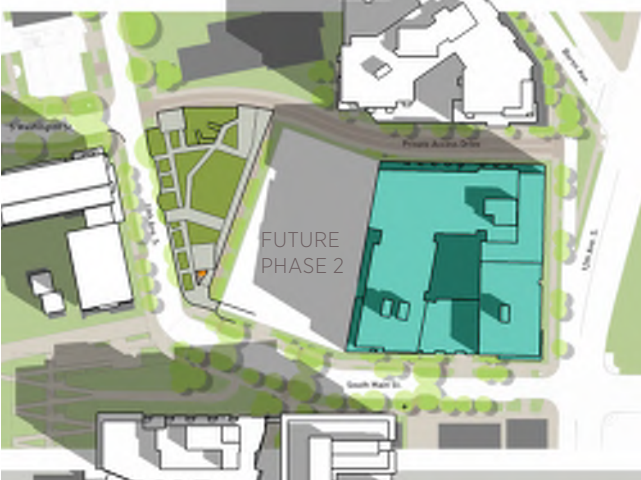
12PM



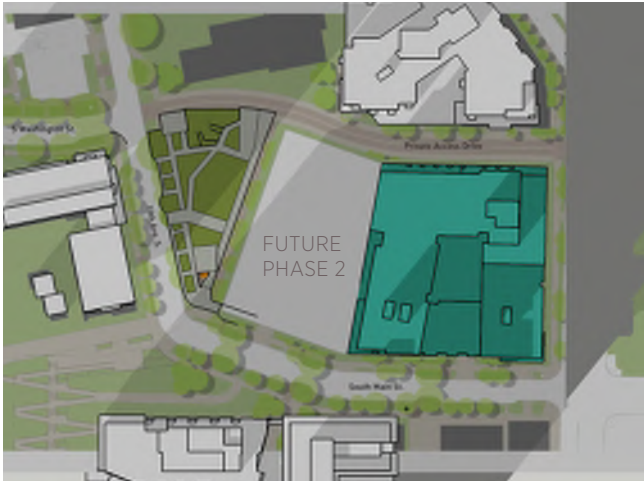
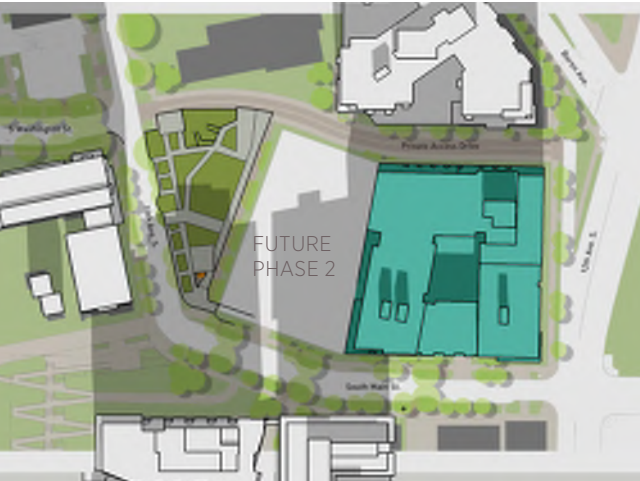
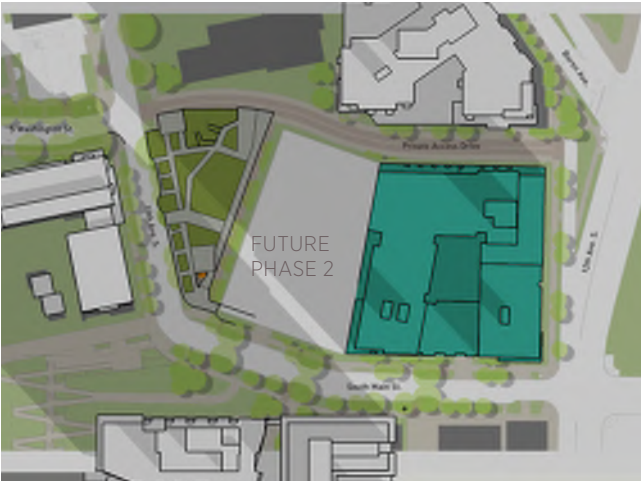
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WINTER SOLSTICE



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OPTION A: PARK FACING DEEP COURTYARD

PROS

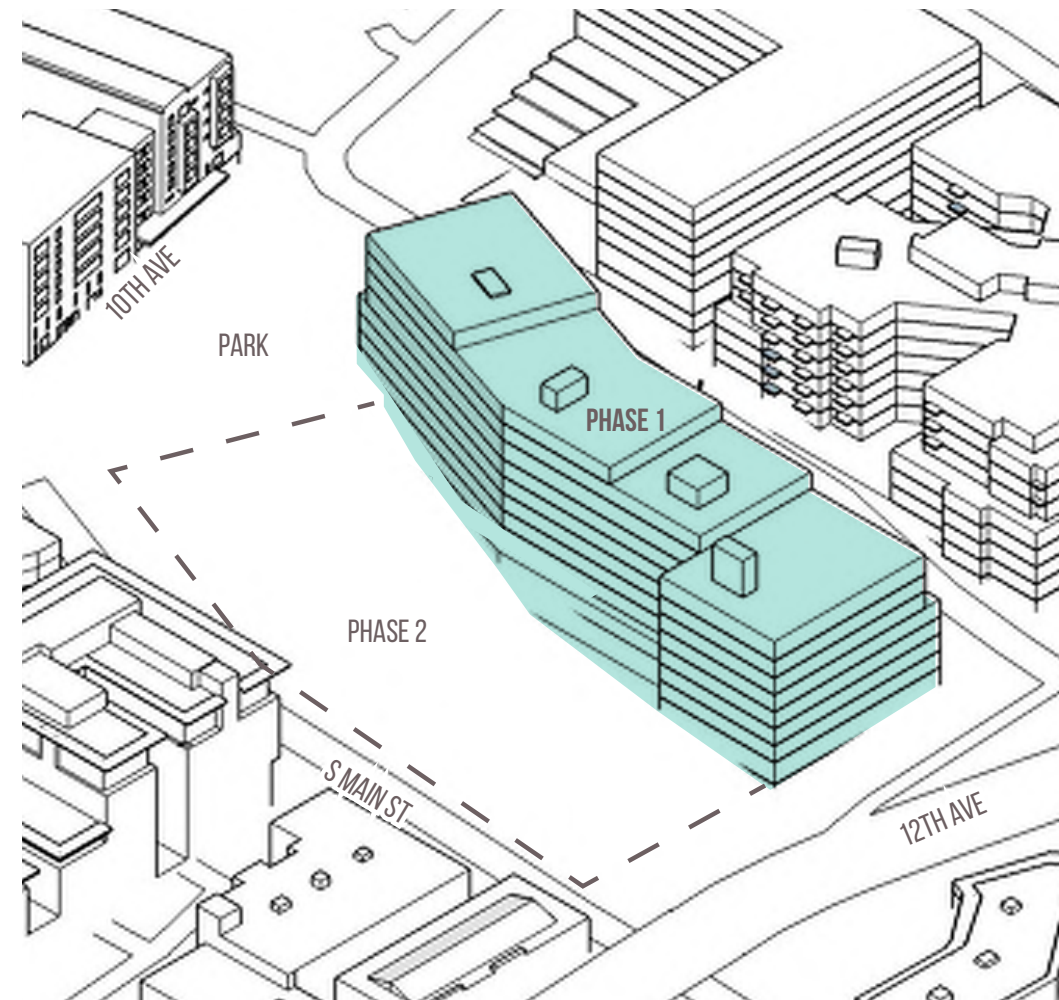
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CONS

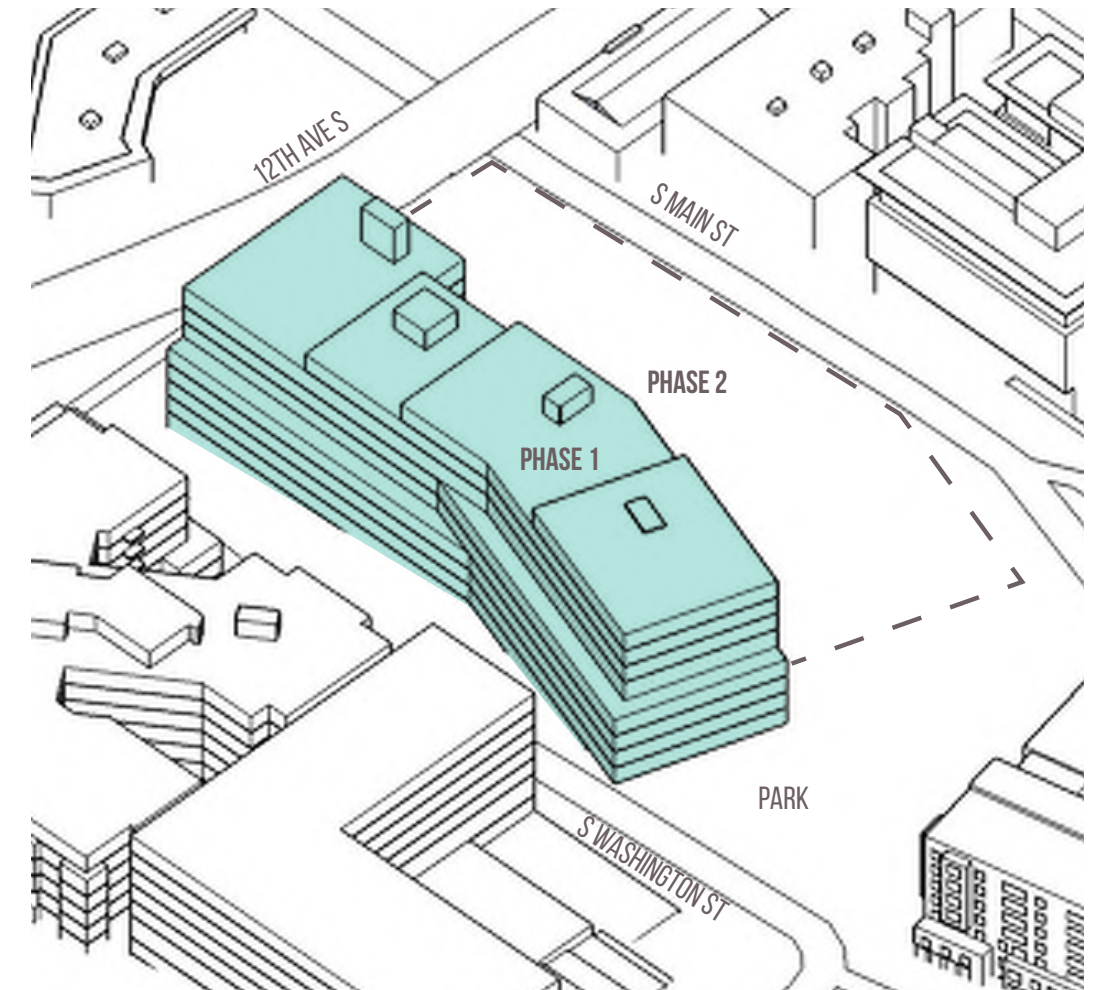
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DEPARTURES

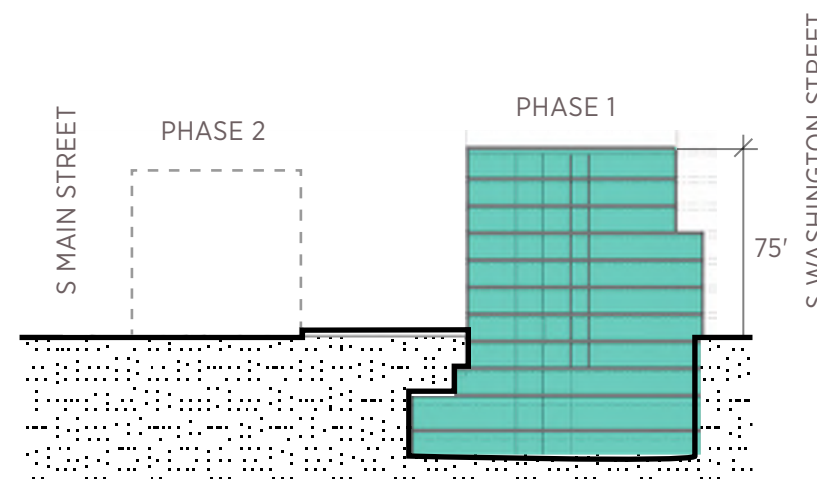
- 23.75.130 - 240' maximum facade width



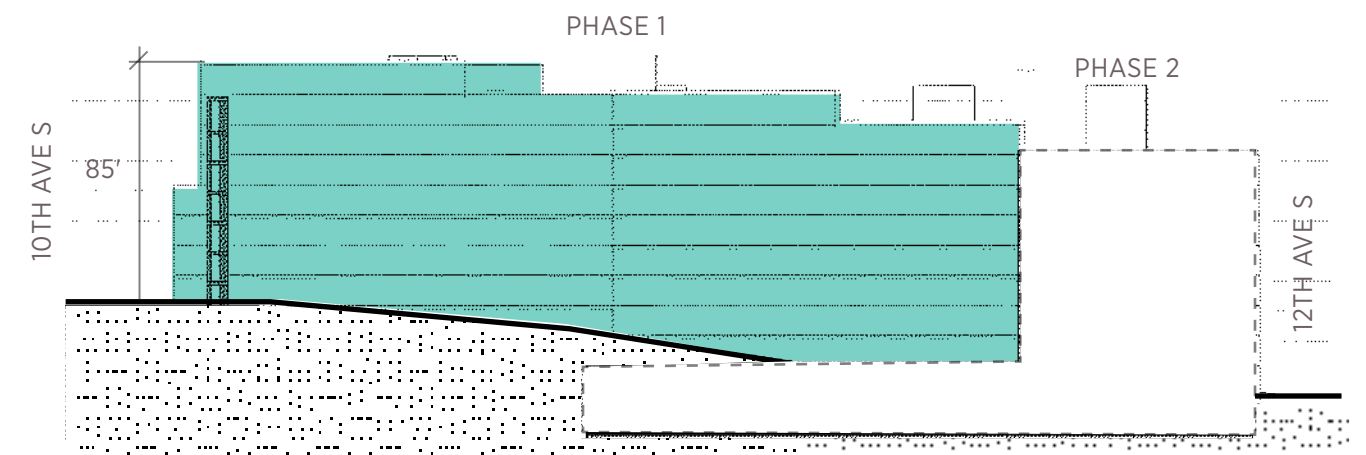
SOUTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE

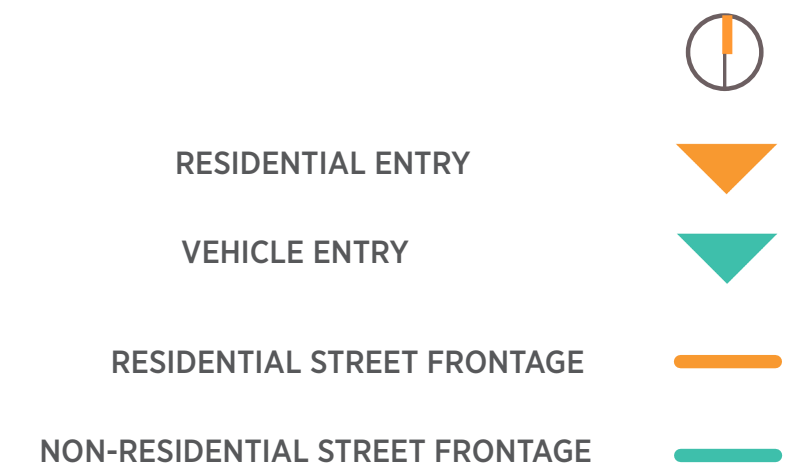
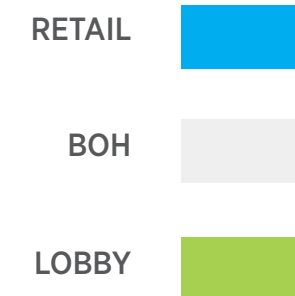
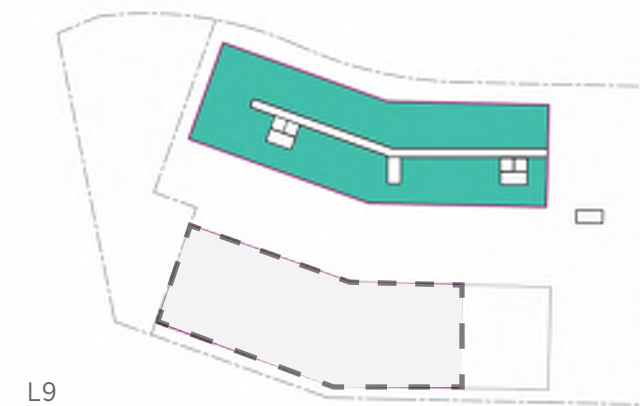
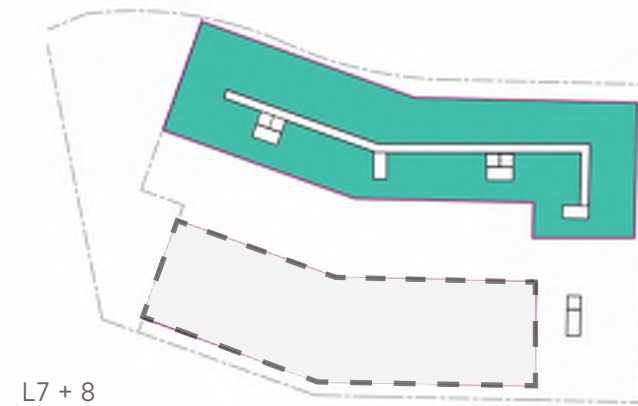
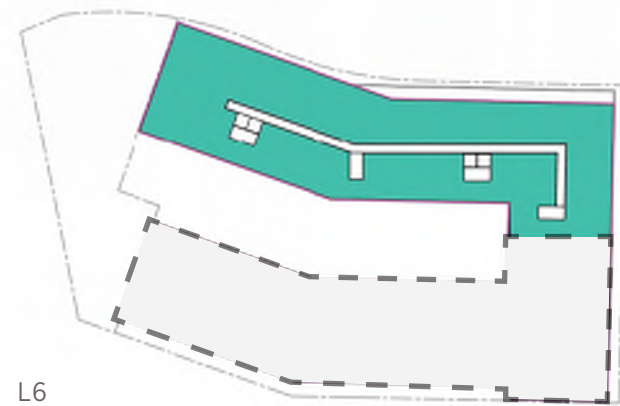
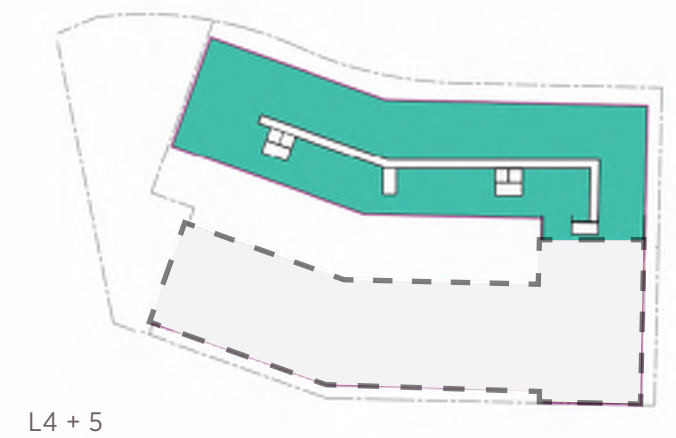
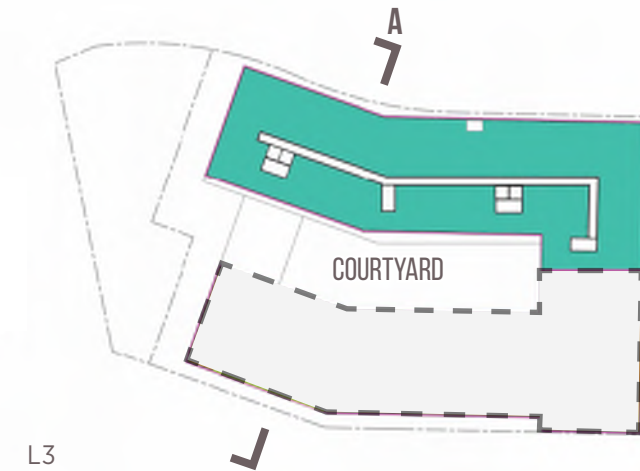
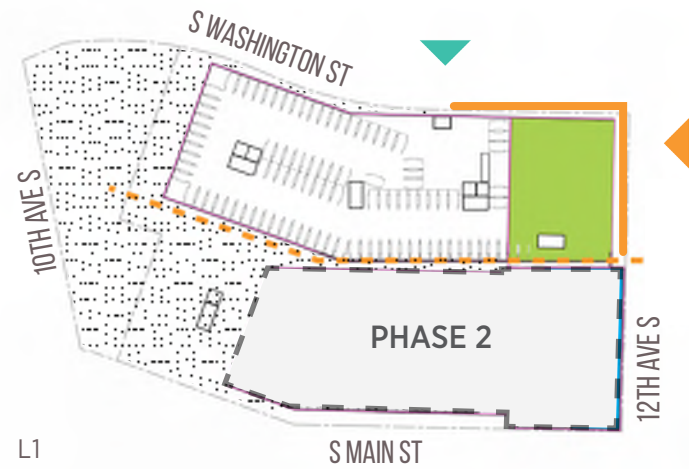


SECTION A

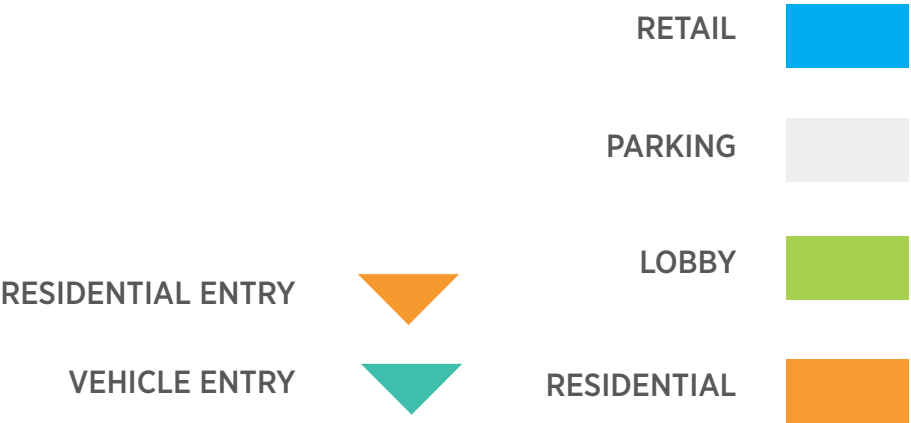
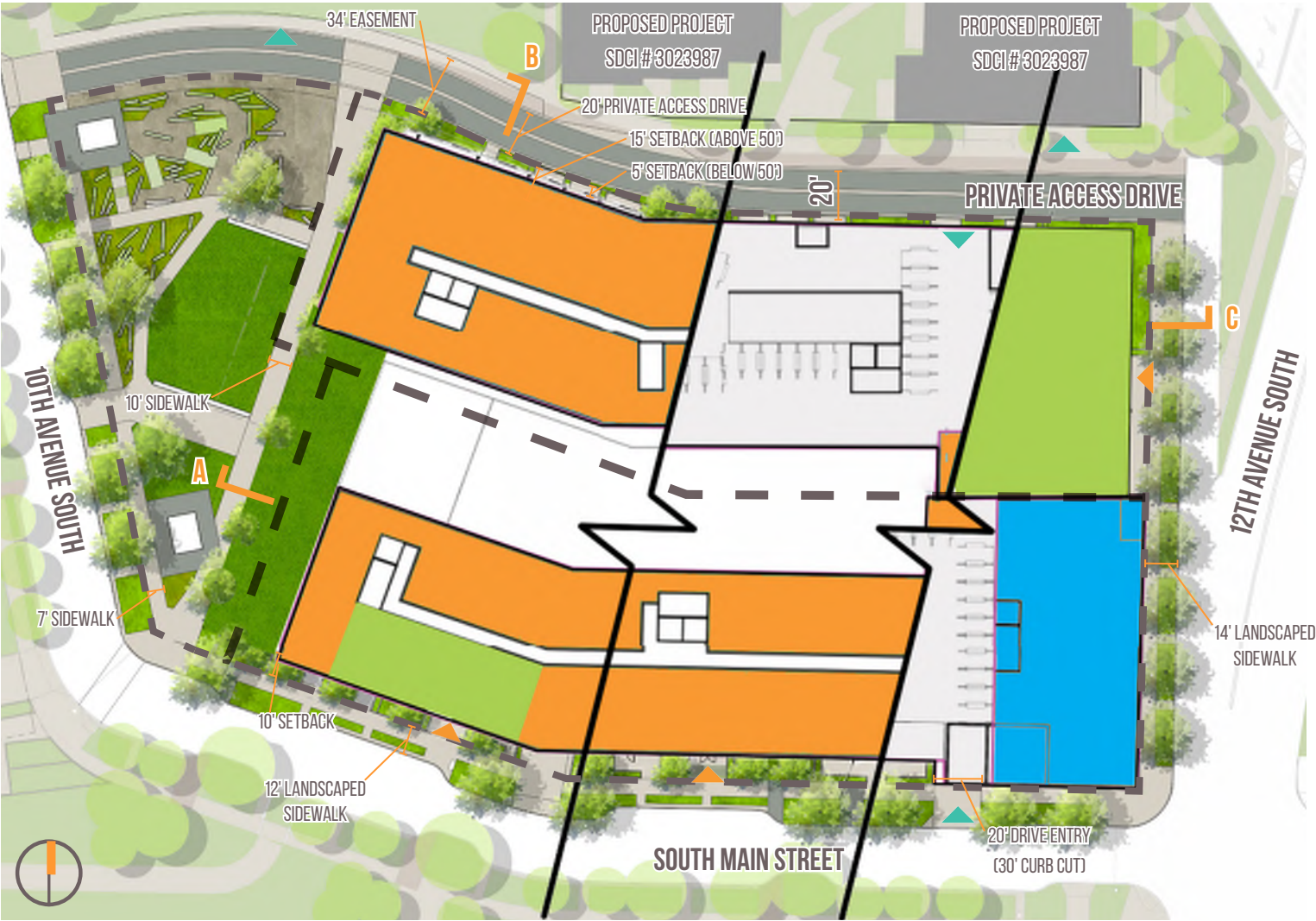
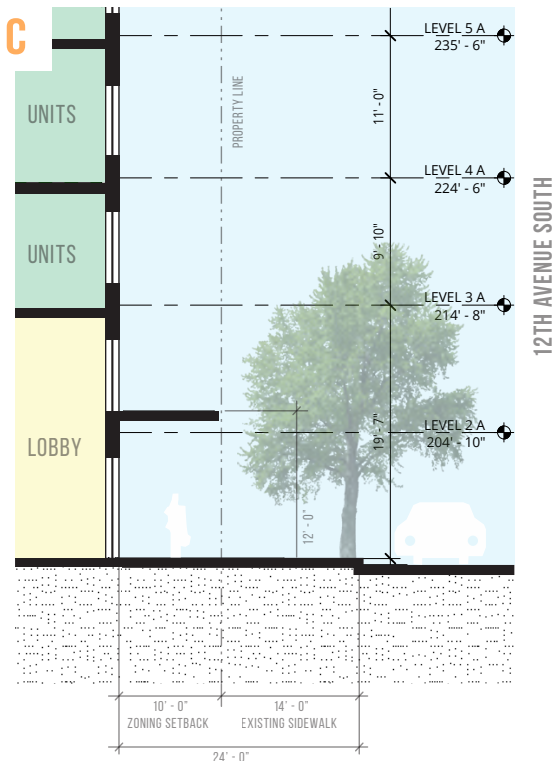
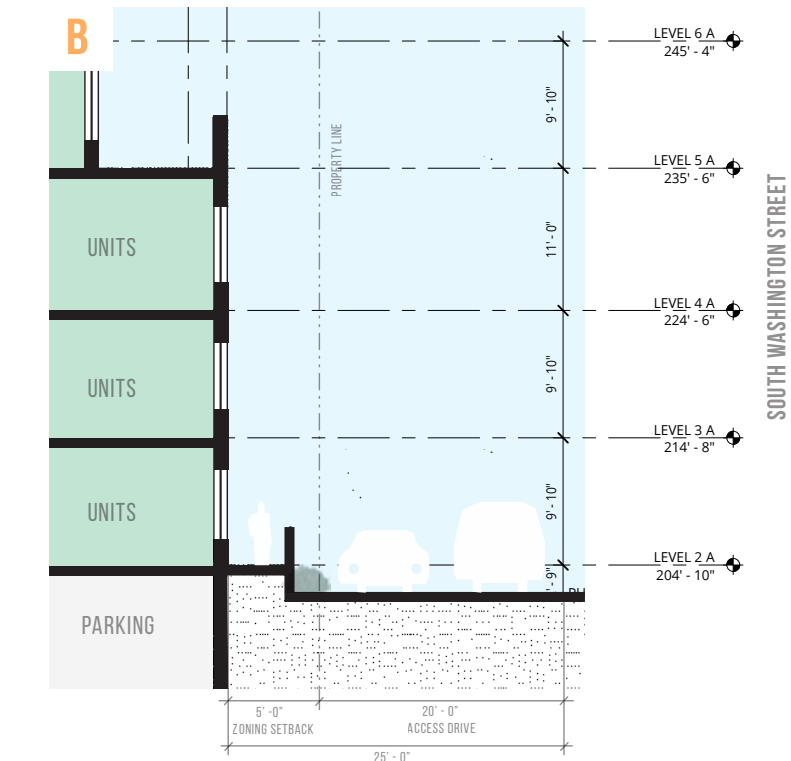
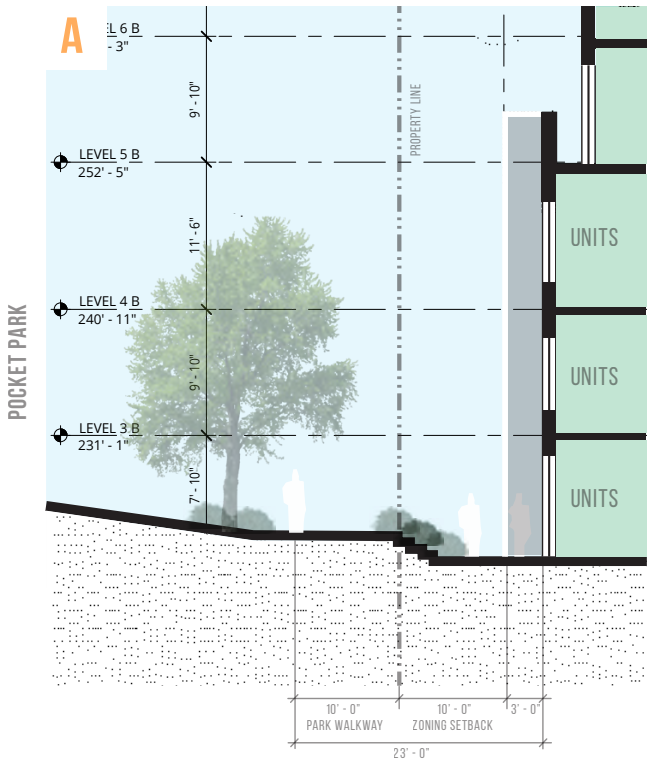


SECTION B

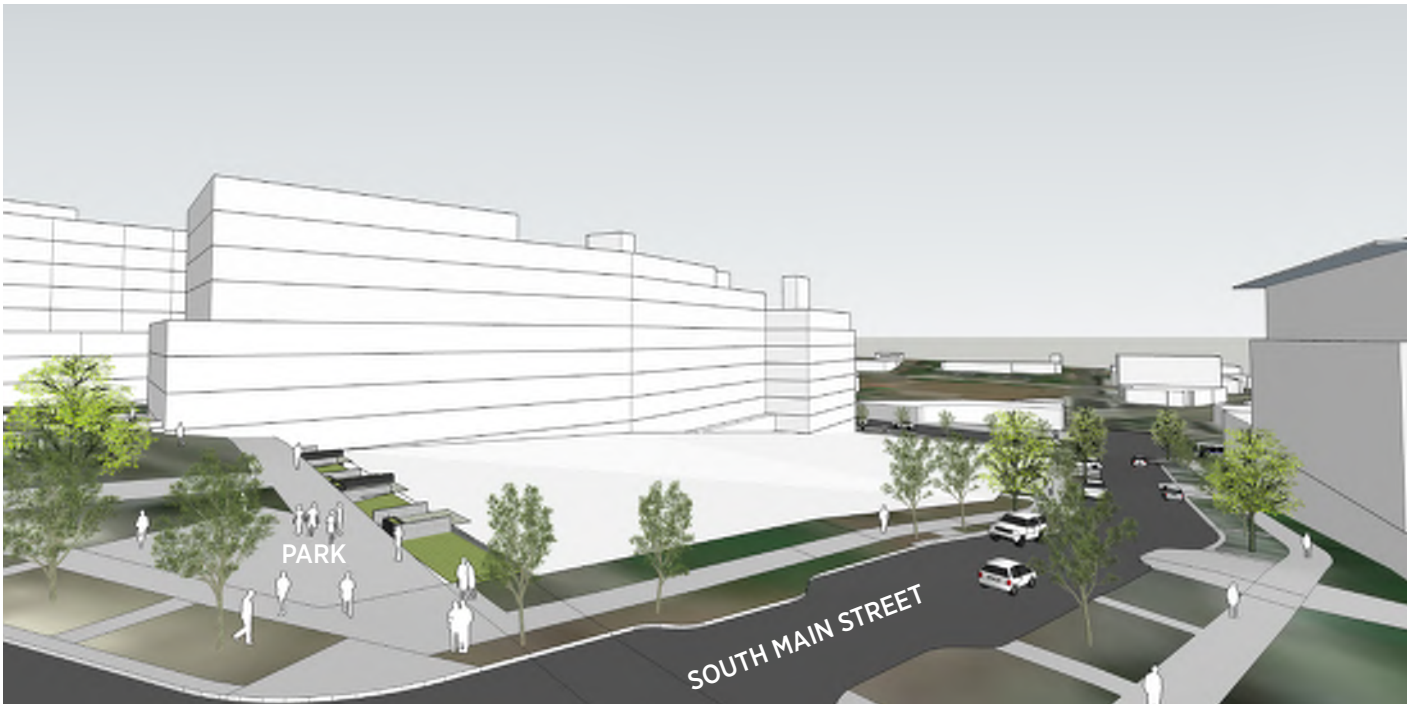
OPTION A



OPTION A:



OPTION A



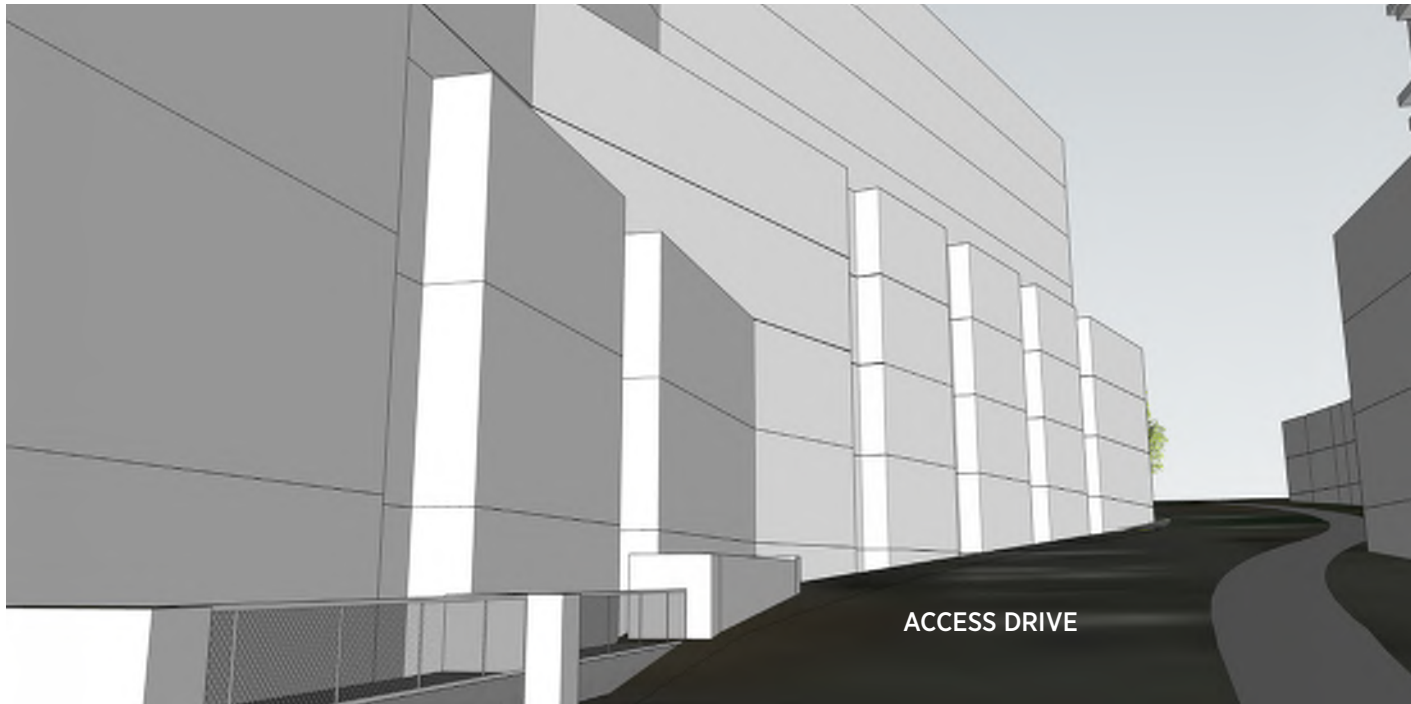
10TH AVENUE STREET LEVEL PERSPECTIVE



SOUTH MAIN STREET LEVEL PERSPECTIVE



12TH AVENUE STREET LEVEL PERSPECTIVE



PRIVATE ACCESS DRIVE STREET LEVEL PERSPECTIVE

OPTION B: COURTYARDS IN TWO DIRECTIONS

PROS

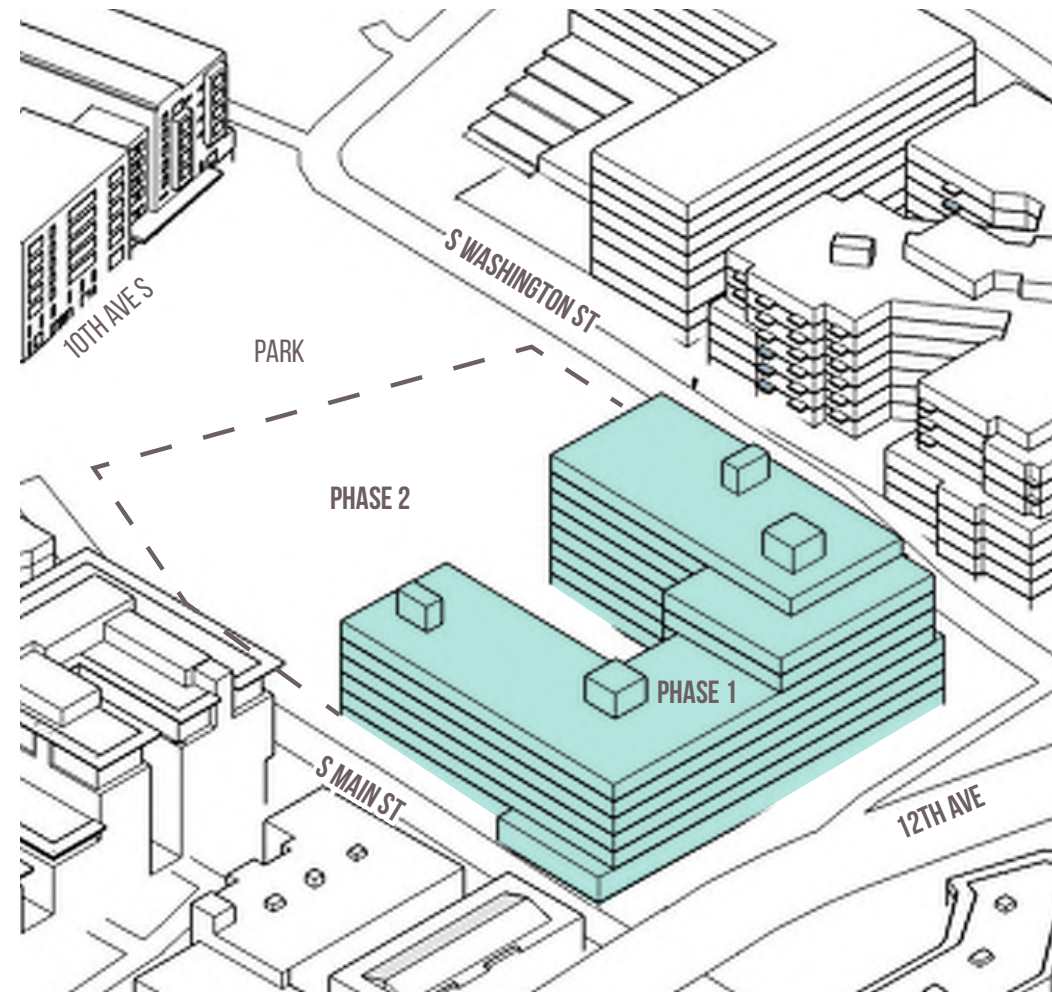
- Maximizes sunlight exposure at the park (CS1)
- Provides courtyard space facing the park (PL1, DC3)
- Provides finer scale along the pocket park (DC2)
- Strong building edge response to busy character of 12th Ave (PL3)
- Phase well, massing responds well to retail and park context when phase 1 is completed (CS3)
- Voluntary 10' setback on NC2-65 site along 12th Ave S to allow widened sidewalk, spill-out activities, and relief for units from the road.

CONS

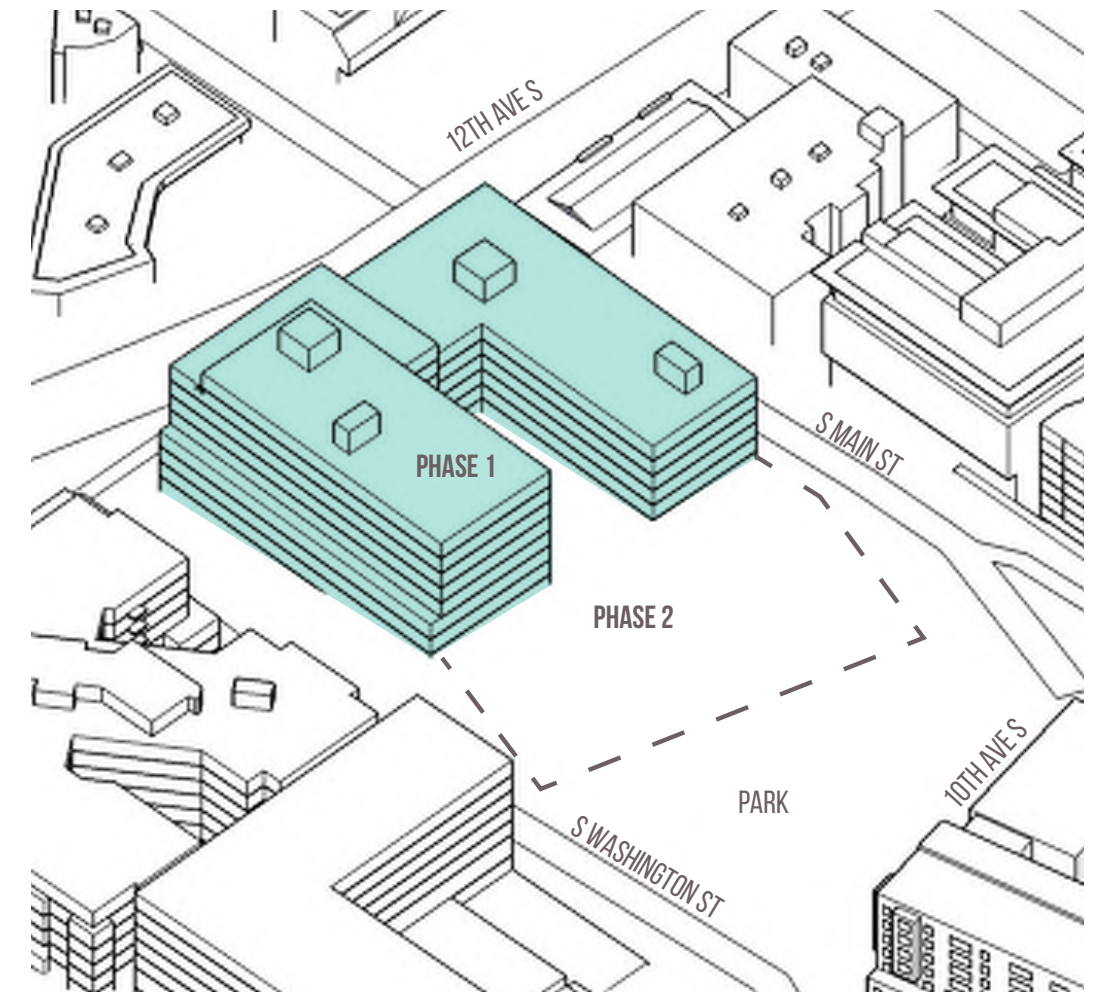
- Both courtyards are in shadow most of the day
- Massing does not respond well to the topography in east-west direction
- Long building mass facing the south does not respond well to the residential character of South Main st
- Although building length is less than 240' per phase, the overall building mass will exceed 240' once both phases are complete

DEPARTURES

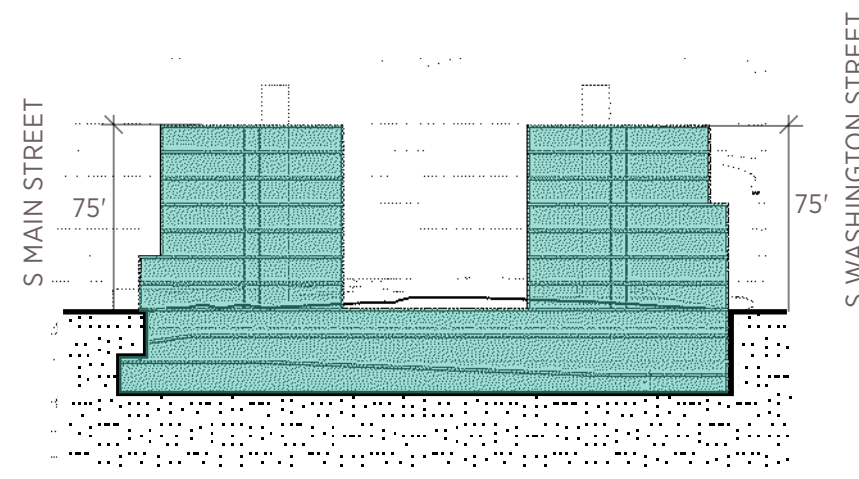
- No departure. code compliant



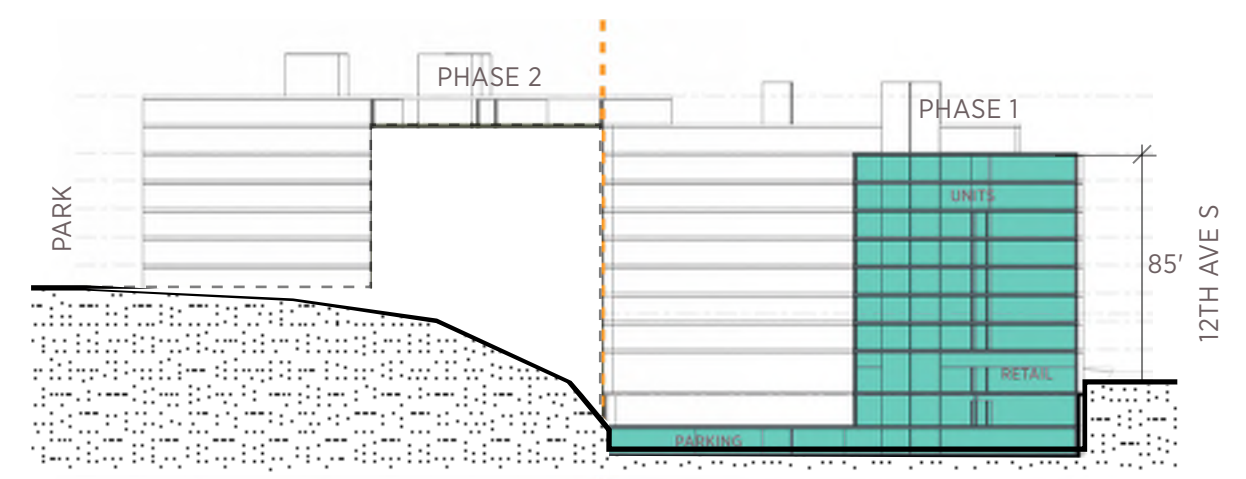
SOUTHEAST PERSPECTIVE



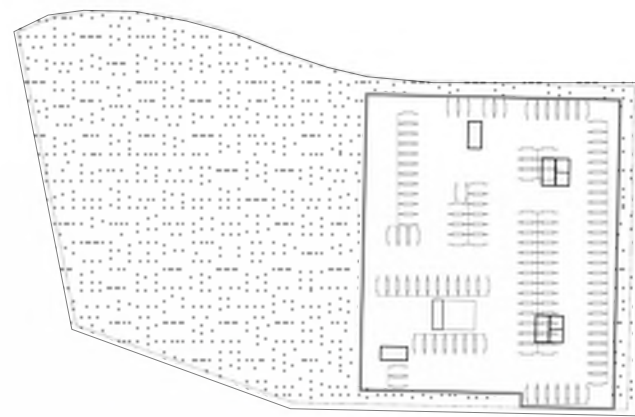
NORTHWEST PERSPECTIVE



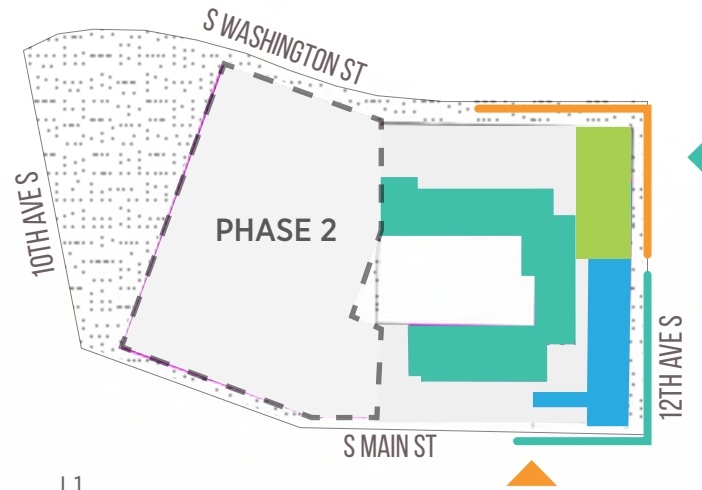
SECTION A



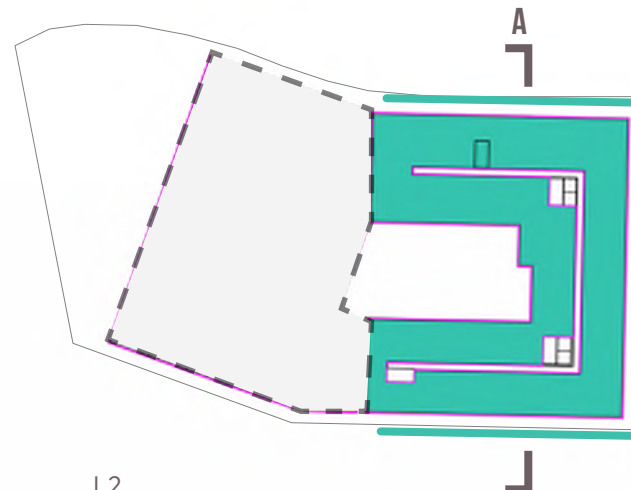
SECTION B



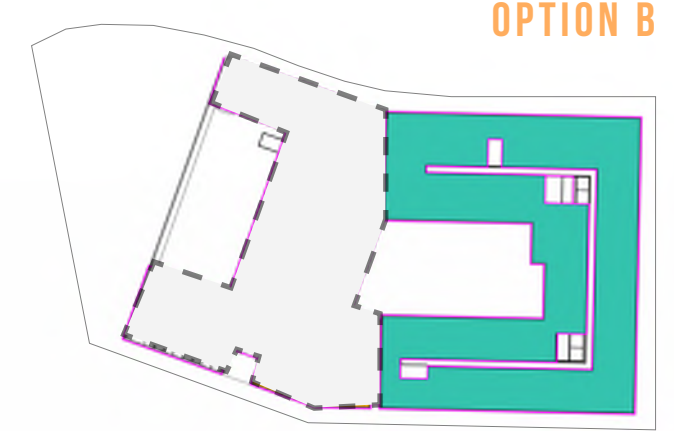
P1



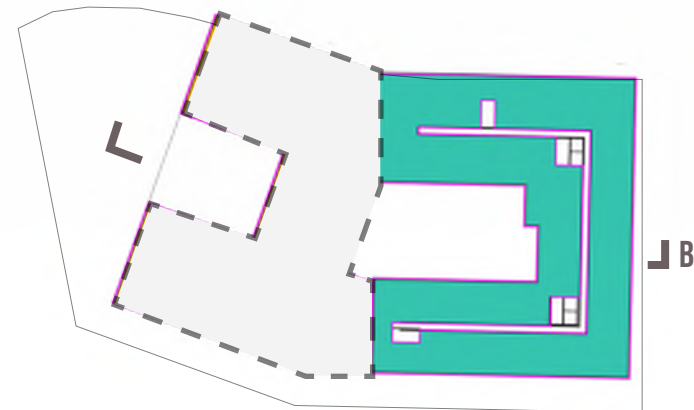
L1



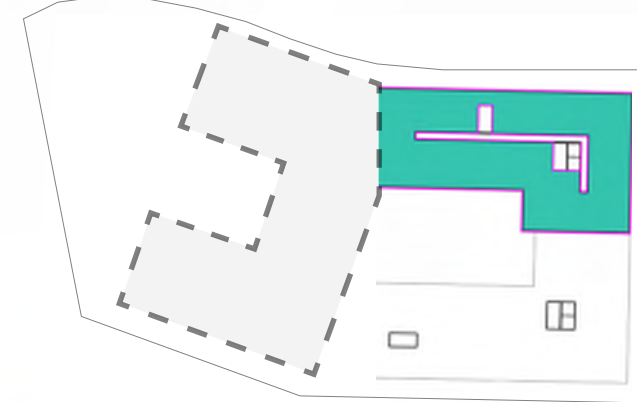
L2



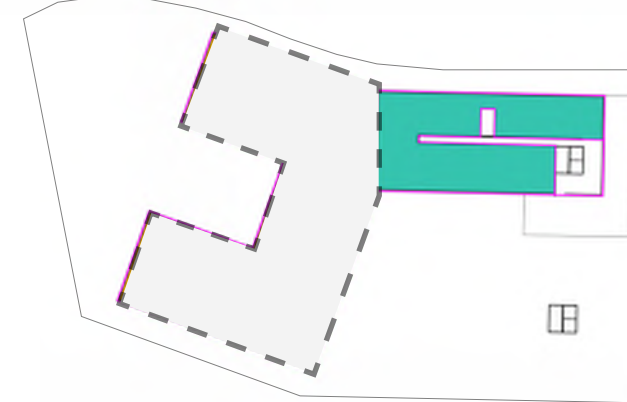
L3



L4 + 6



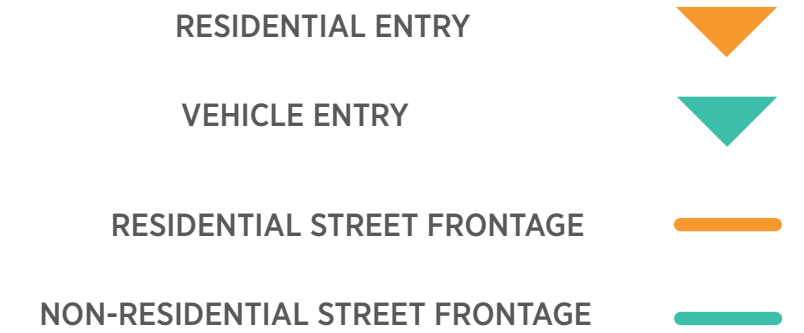
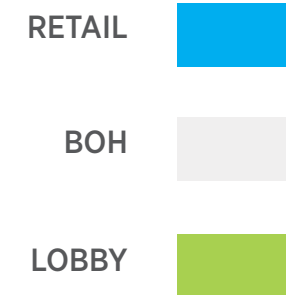
L7 + 8



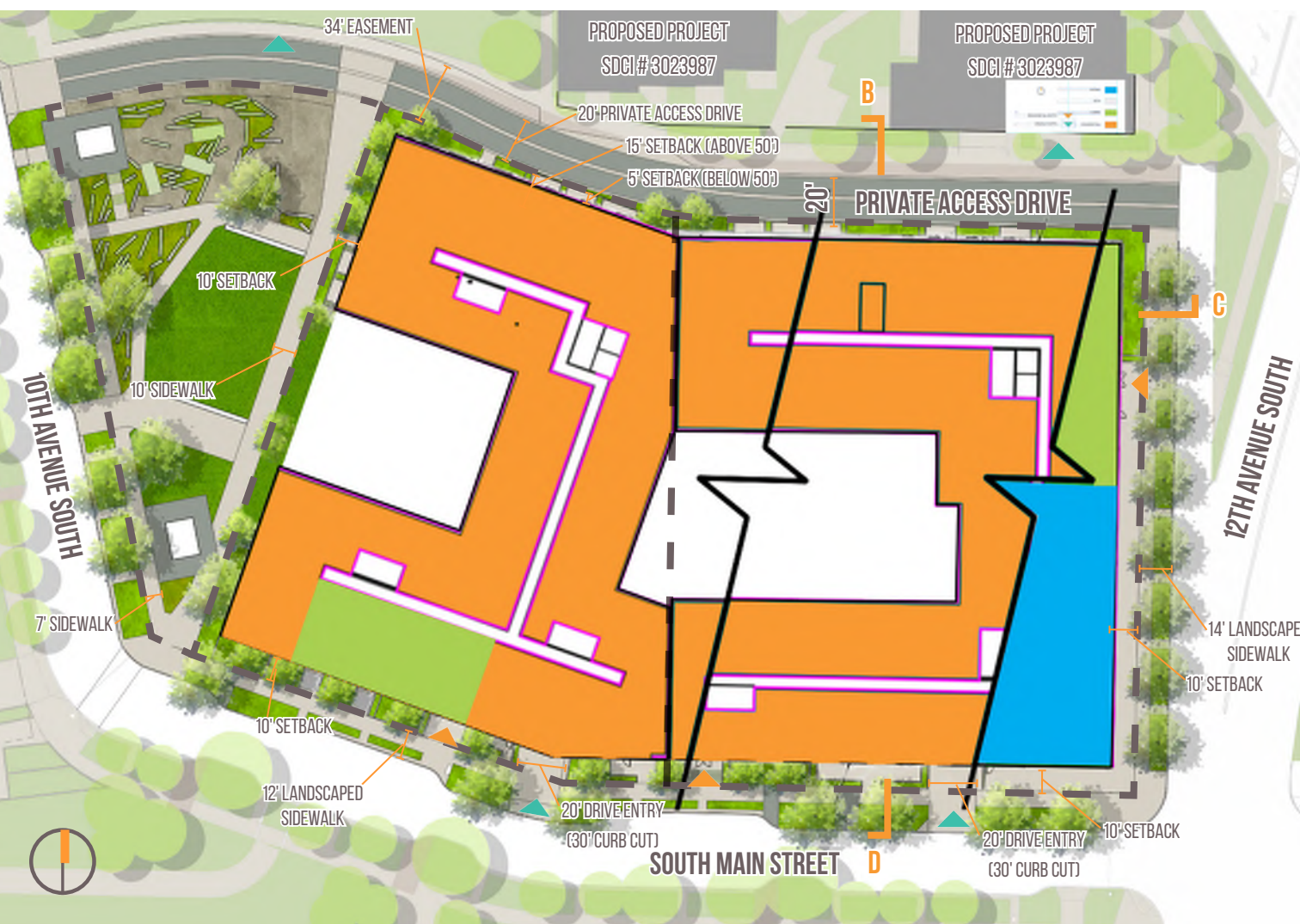
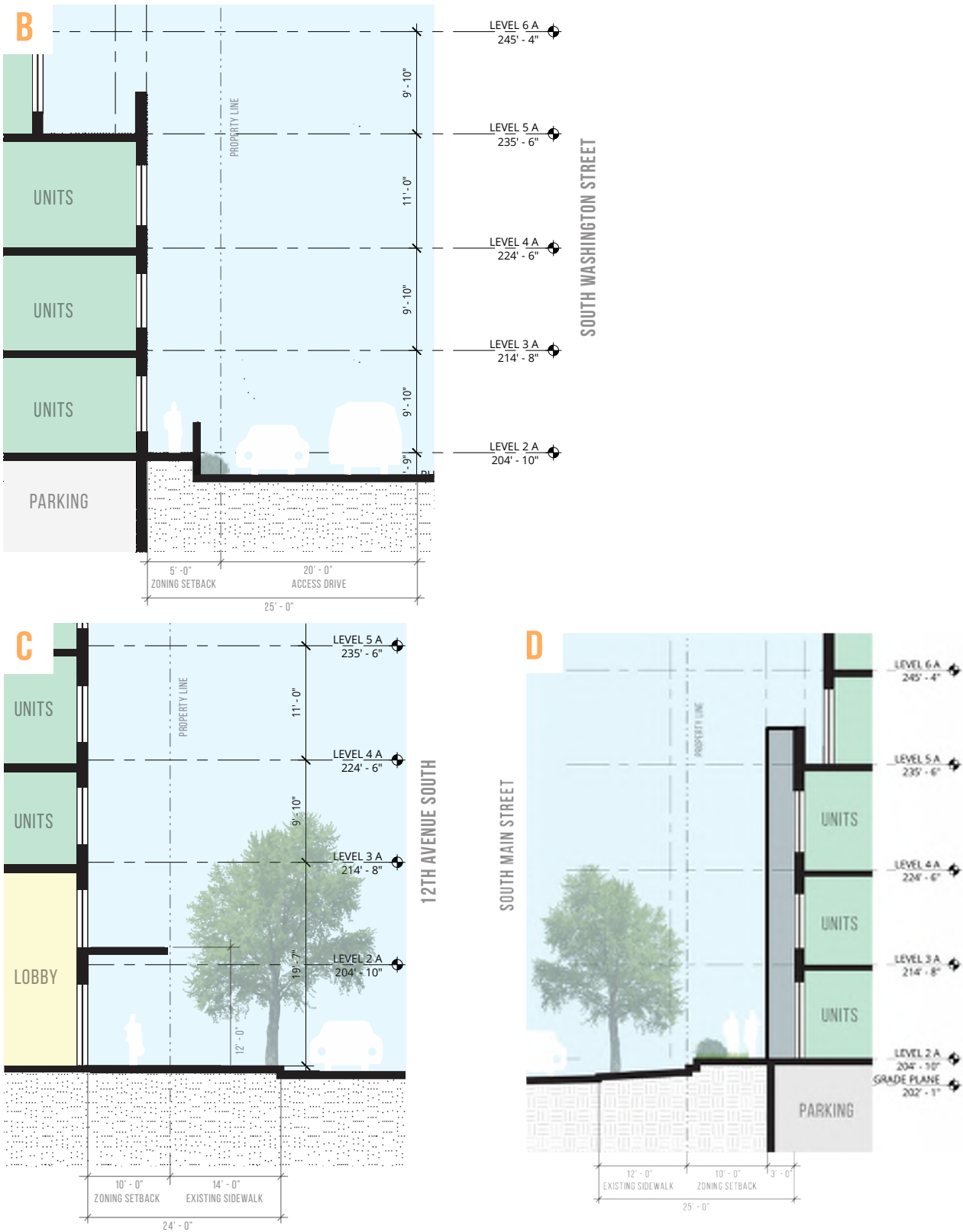
L9



L10



OPTION B: COURTYARDS IN TWO DIRECTIONS



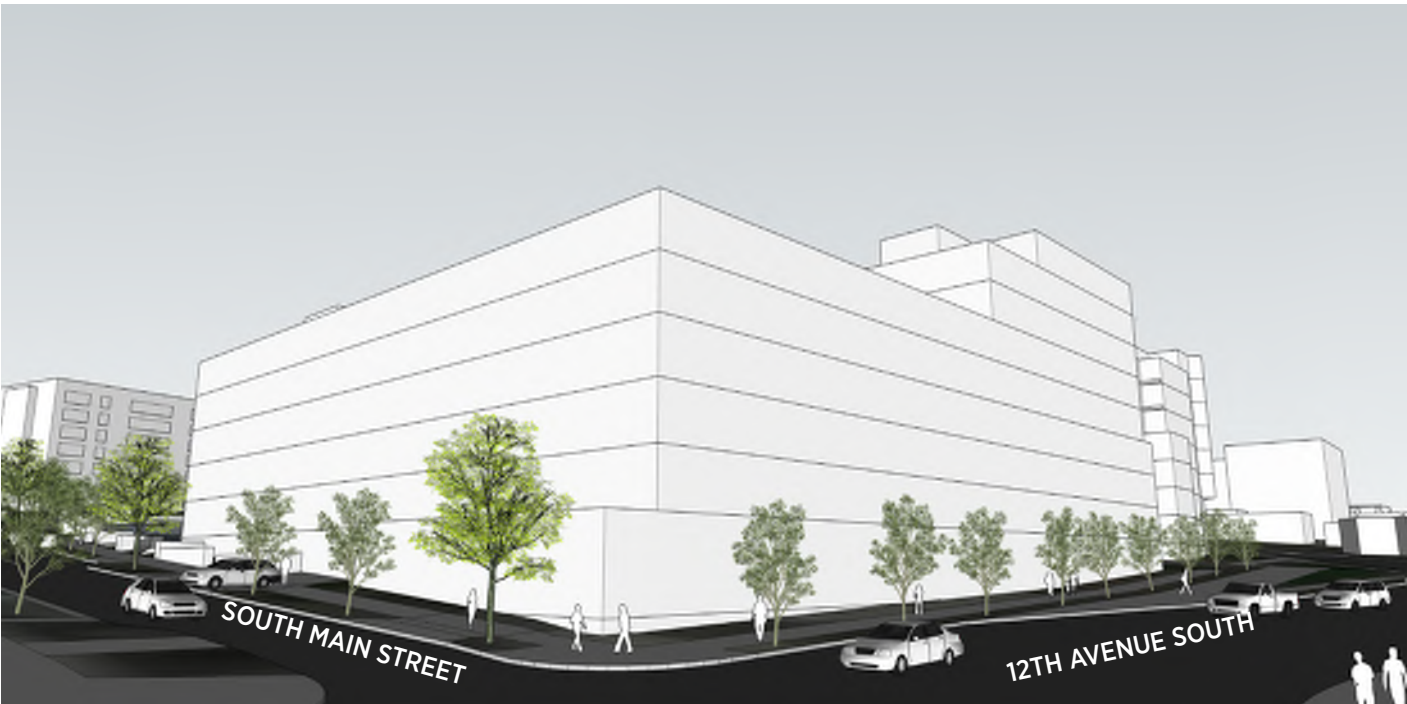
OPTION B



10TH AVENUE STREET LEVEL PERSPECTIVE



SOUTH MAIN STREET LEVEL PERSPECTIVE



12TH AVENUE STREET LEVEL PERSPECTIVE



PRIVATE ACCESS DRIVE STREET LEVEL PERSPECTIVE

PREFERRED OPTION C: SOUTH FACING COURTYARDS

PROS

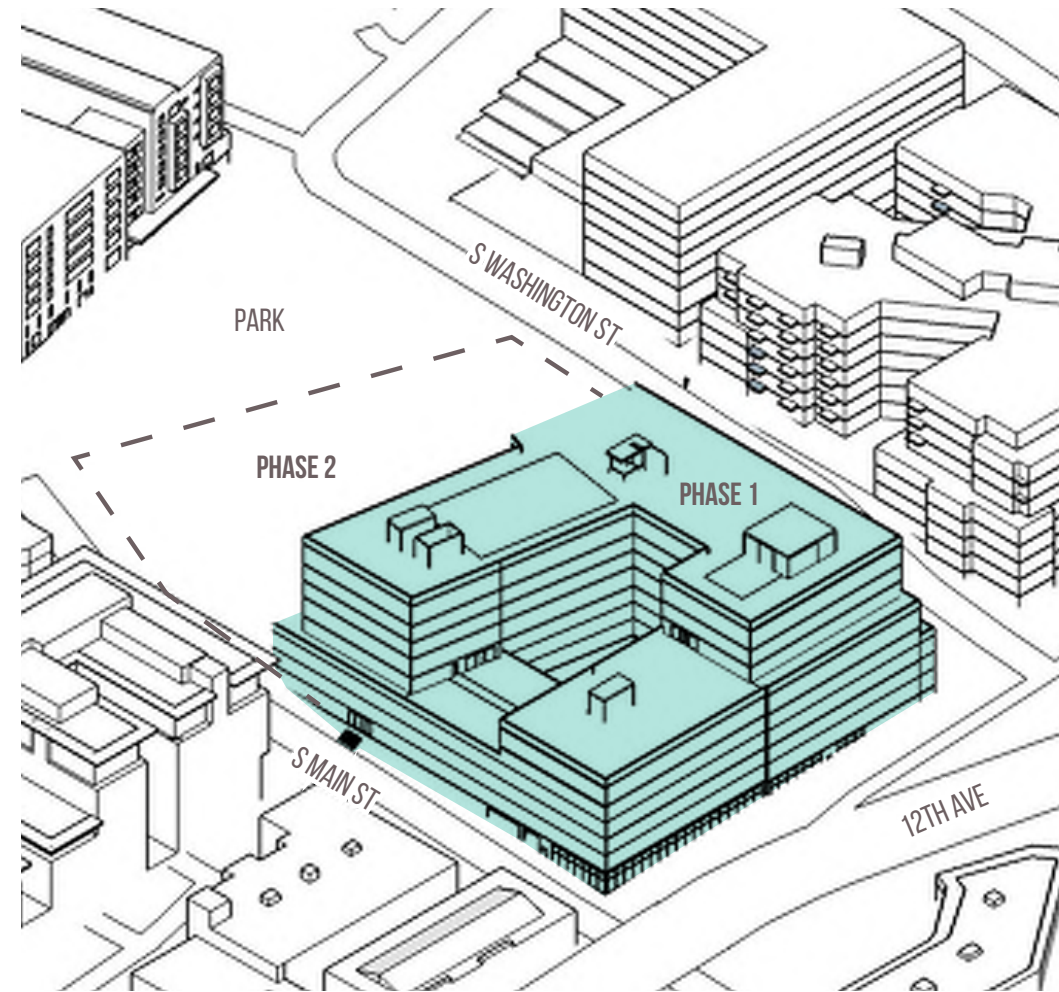
- Maximizes sunlight exposure at the park (CS1)
- Two South-Facing courtyards provide maximum light and views to most residents (CS1)
- North/South orientation of massing arms step down and respond well to topography/site grading context (CS1)
- Strong building edge response to busy character of 12th Ave (PL3)
- modulations on south main st, south Washington st, and park facing sides to break down scale and enhance pedestrian experience (PL3, DC2, DC3)
- upper portions of Building masses are broken down on south facade and respond well to the residential character of South Main st. (PL3)
- Phase well, massing responds well to retail and park context when phase 1 is completed (CS3)
- Voluntary 10' setback on NC2-65 site along 12th Ave S to allow widened sidewalk, spill-out activities, and relief for units from the road.

CONS

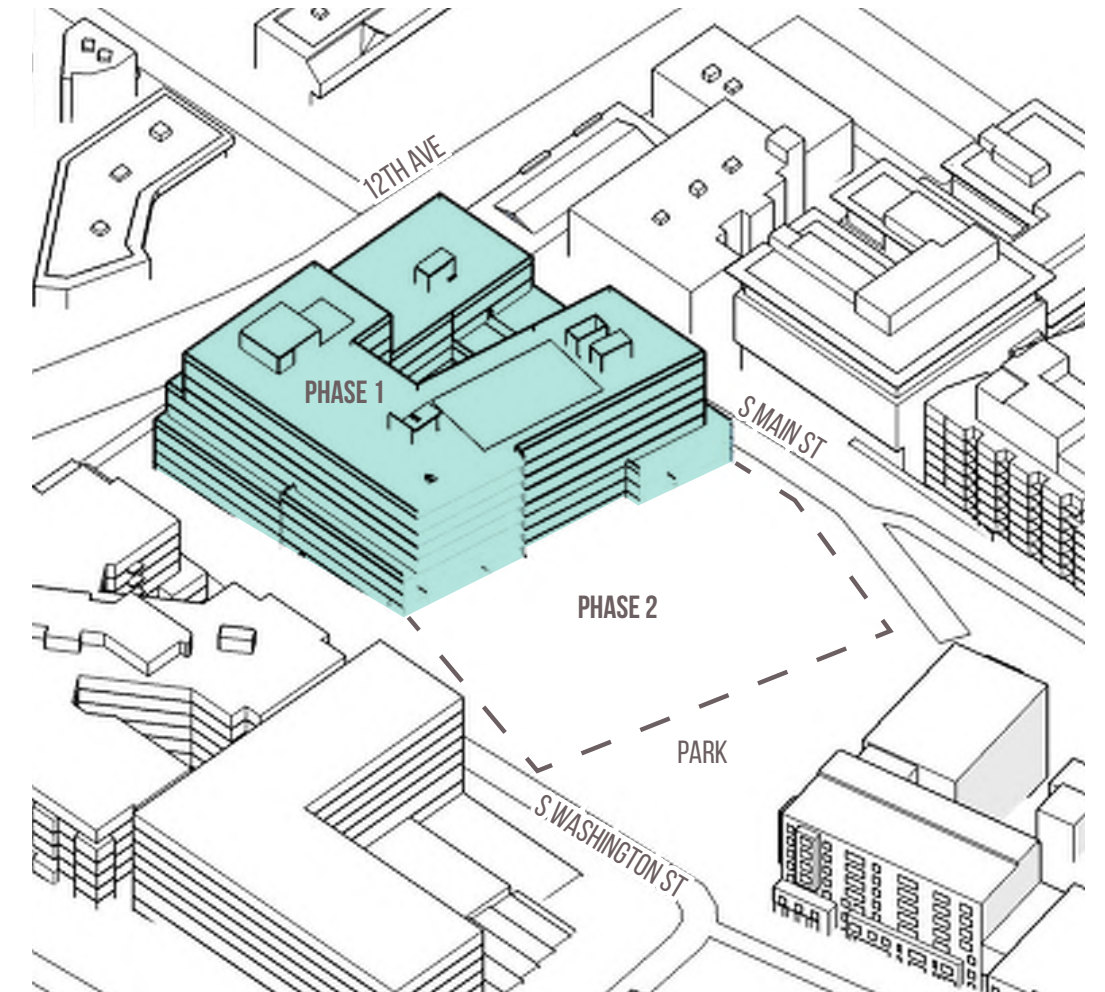
- Courtyard does not directly connect with park

DEPARTURES

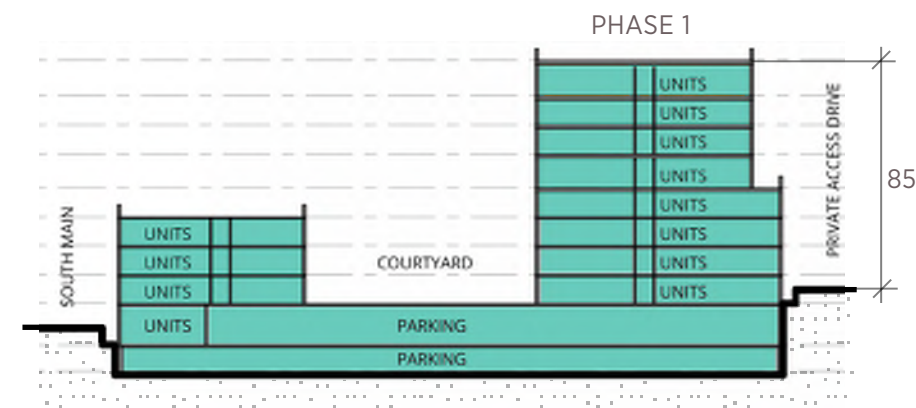
- No departure. code compliant



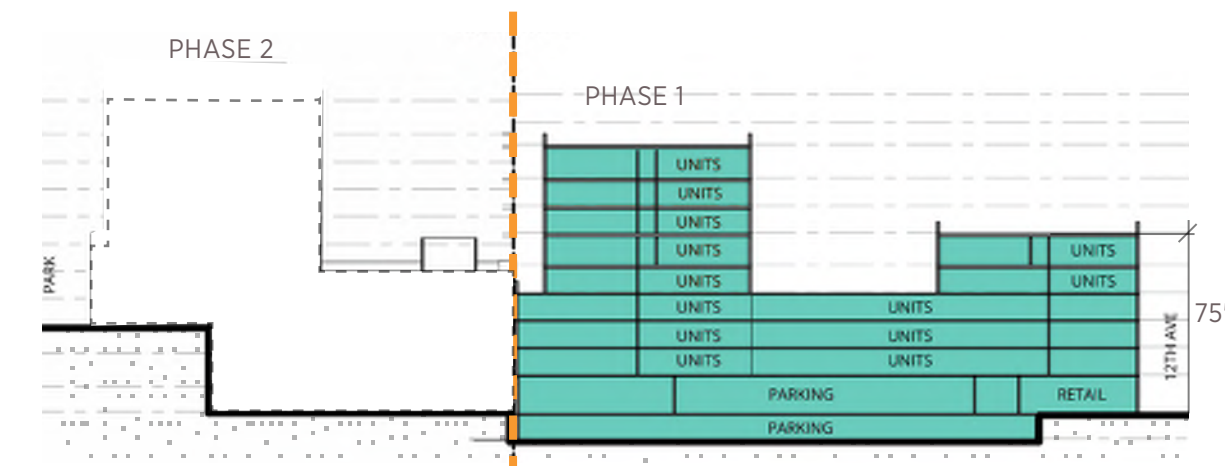
SOUTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SECTION A

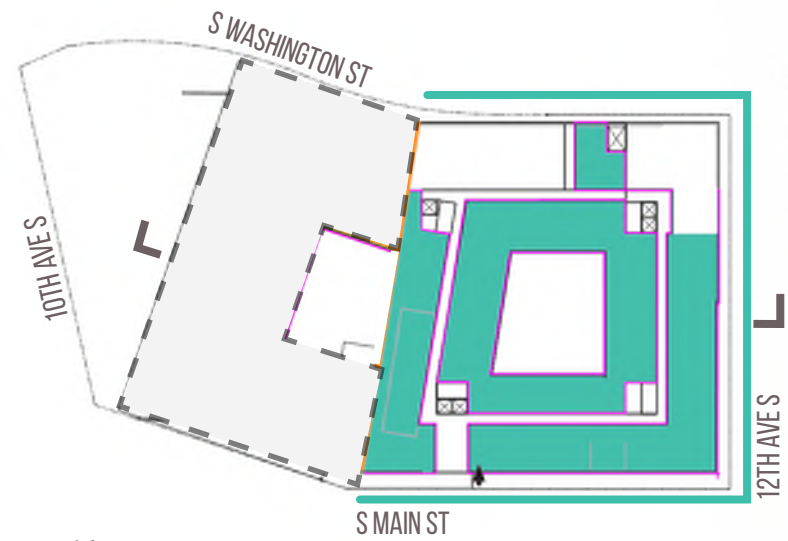


SECTION B

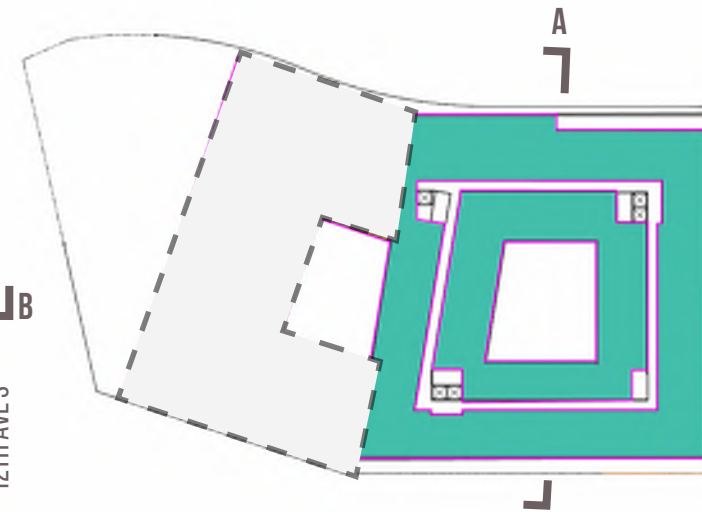
OPTION C- PREFERRED



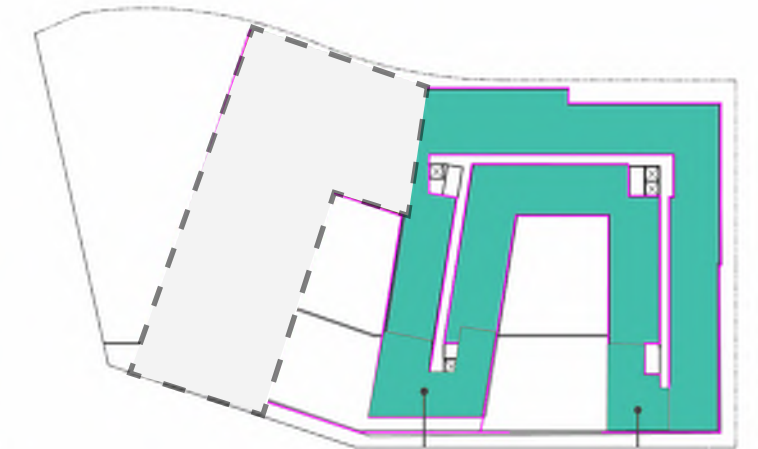
P1



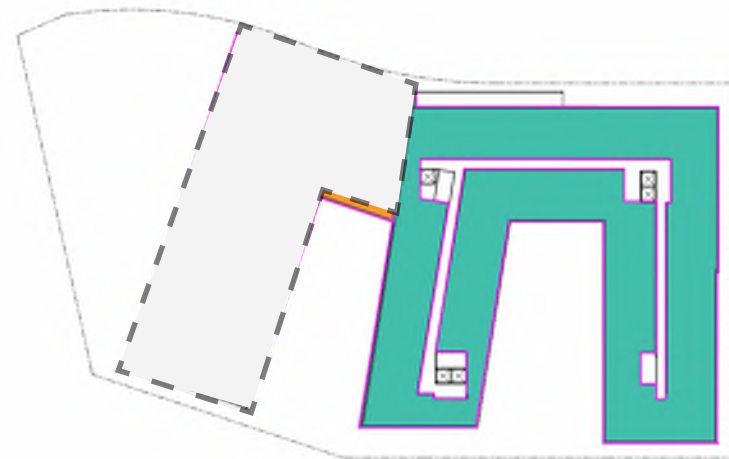
L1



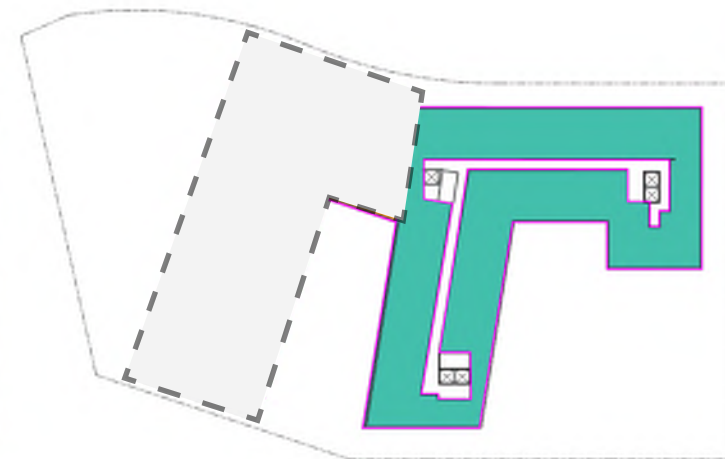
L2 + 3



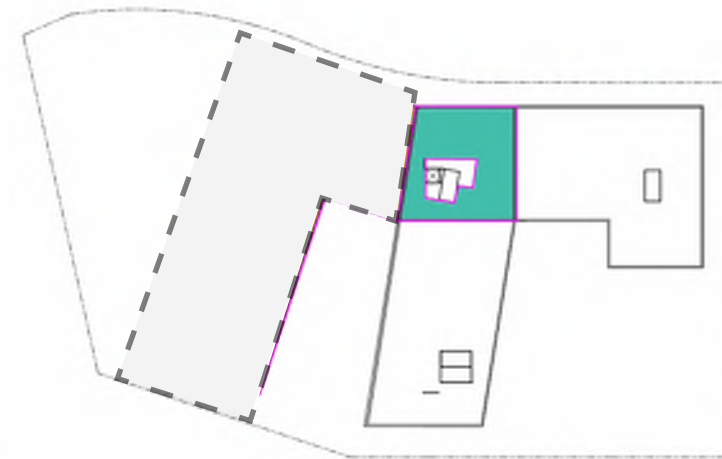
L4



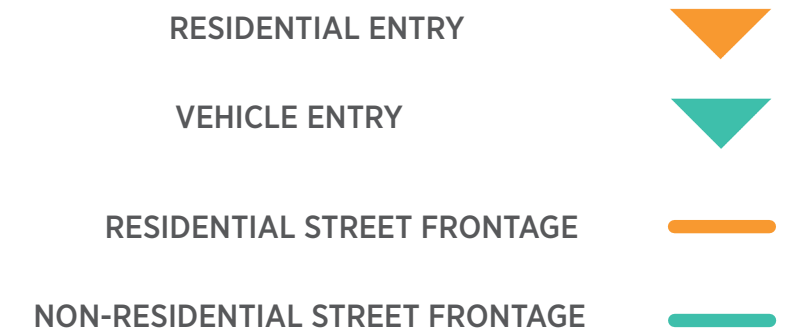
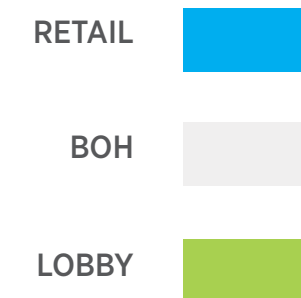
L5 + 7



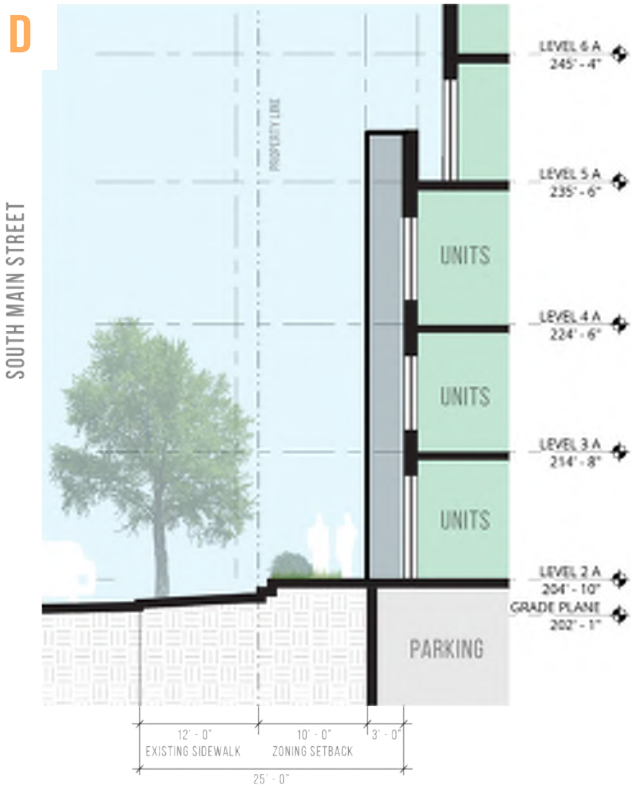
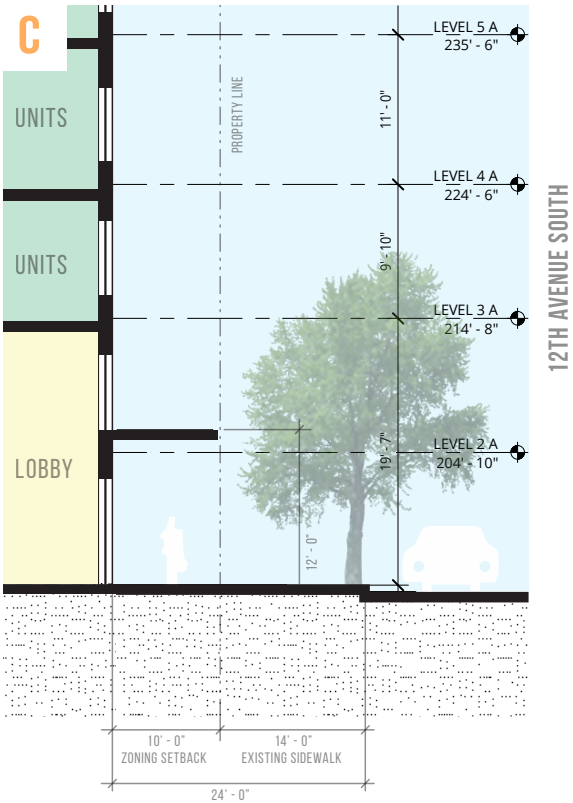
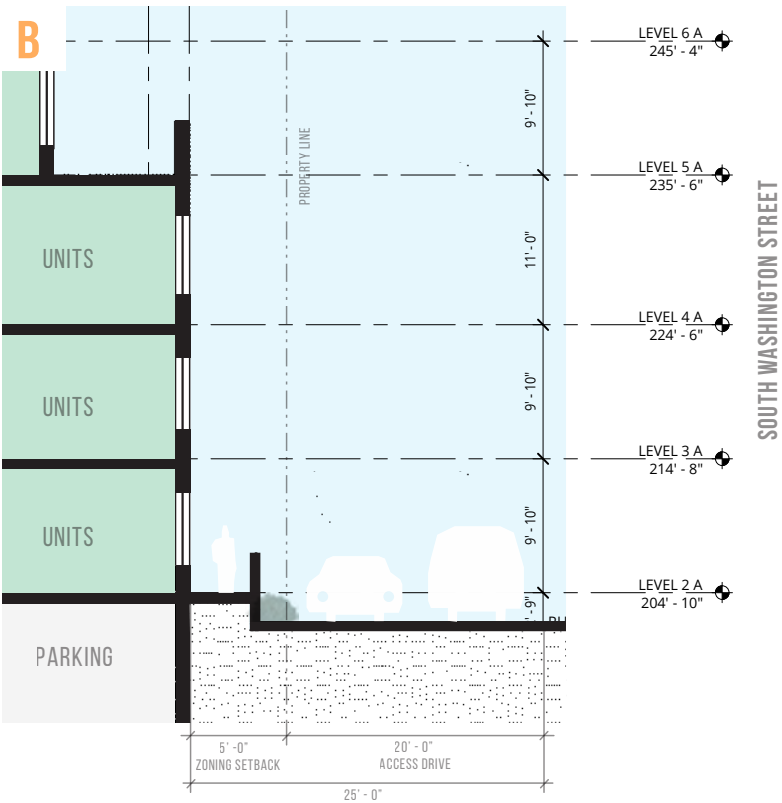
L8



L9

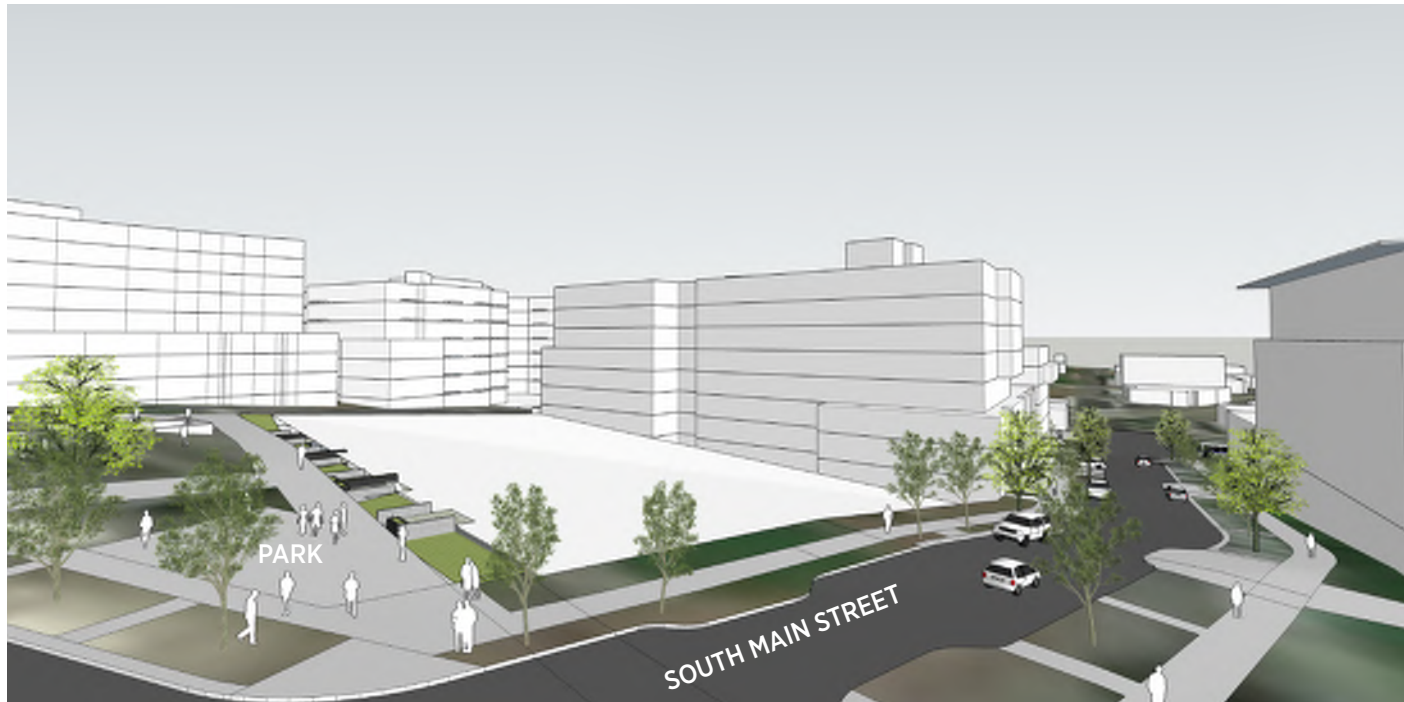


OPTION C - PREFERRED



- RETAIL
- BOH
- LOBBY
- RESIDENTIAL
- RESIDENTIAL ENTRY
- VEHICLE ENTRY

OPTION C- PREFERRED



10TH AVENUE STREET LEVEL PERSPECTIVE



SOUTH MAIN STREET LEVEL PERSPECTIVE



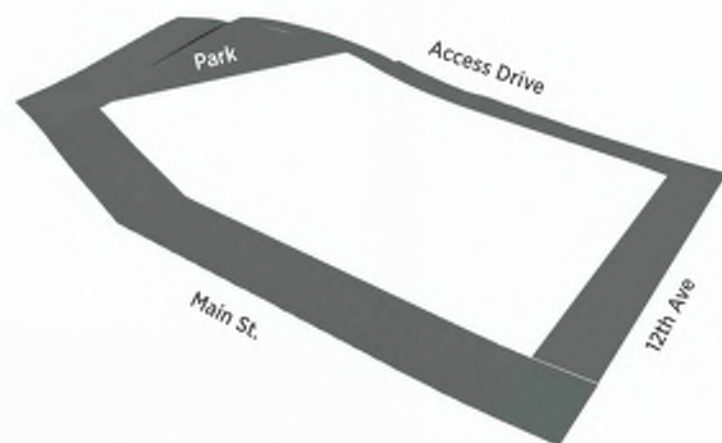
12TH AVENUE STREET LEVEL PERSPECTIVE



PRIVATE ACCESS DRIVE STREET LEVEL PERSPECTIVE

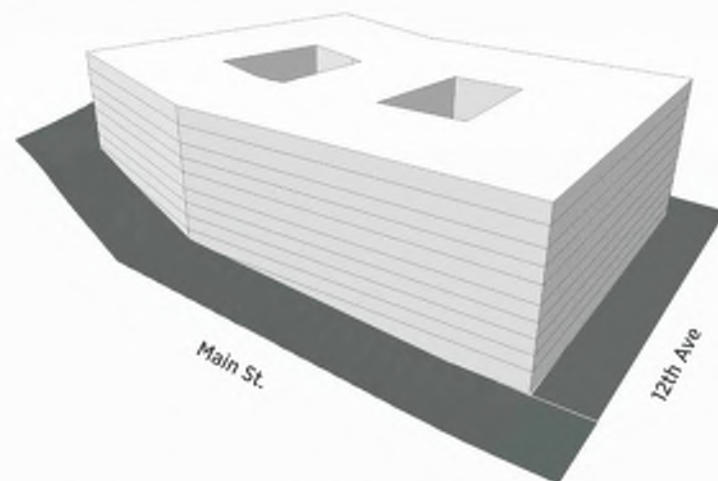
OPTION C - PREFERRED

1



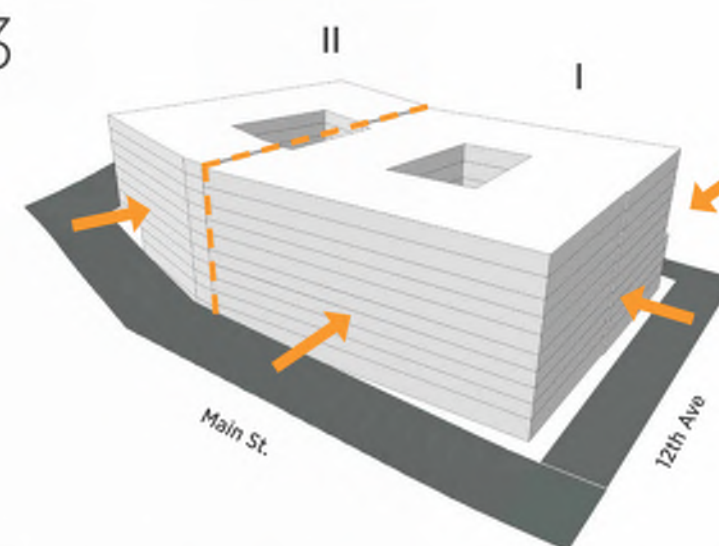
Steep slope and irregular boundary are the challenges of the site

2



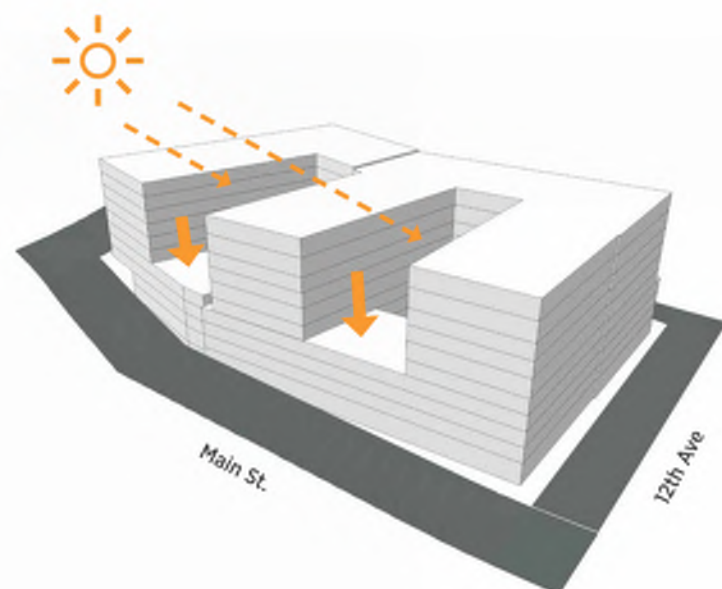
Maximum development potential with efficient floor plates

3



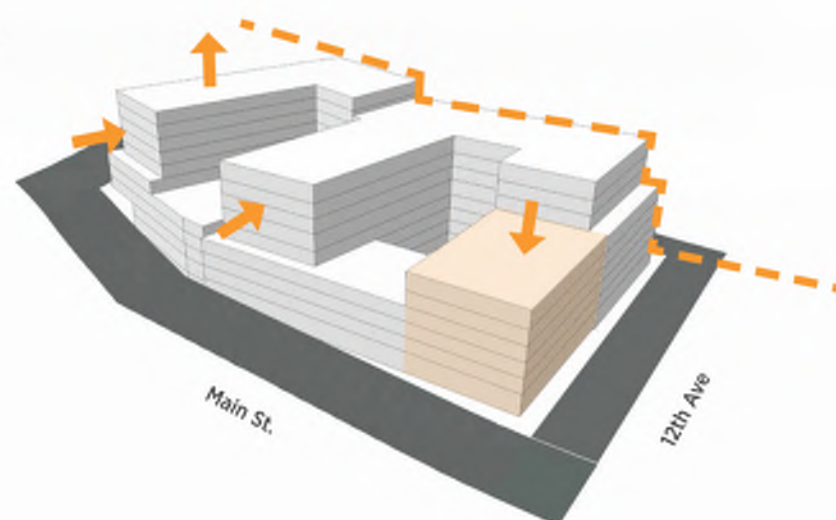
10' setback on Main Street, 12th Ave and the Park. 5' setback on the Access Drive. Phasing line introduced. Project is divided into two phases.

4



Reduced building mass on South side for views and sunlight.

5



Stepping the building mass per topography of the site, creating a cascaded massing. Reduced massing height at commercial zone per zoning requirements. Further setback at upper building mass for better pedestrian experience along Main St and Access Drive.

6



Modulations added along street level and at upper building massing responding to human scale and pedestrian experience on streets and the park.

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YESLER COMMUNITY CENTER PARKING

SOUTH WASHINGTON STREET

COMPLETED S.H.A. PROJECT HOA MAI GARDENS

10TH AVENUE SOUTH

10TH AVENUE HILLCLIMB

PROPOSED PROJECT SDGI # 3022675

PROPOSED PROJECT SDGI # 3022675

EXISTING RESTAURANTS

FUTURE S.H.A. PROJECT SITE

34' EASEMENT

PROPOSED PROJECT SDGI # 3023987

20' PRIVATE ACCESS DRIVE

15' SETBACK (ABOVE 50')

5' SETBACK (BELOW 50')

PRIVATE ACCESS DRIVE

10' SETBACK

10' SIDEWALK

7' SIDEWALK

10' SETBACK

12' LANDSCAPED SIDEWALK

20' DRIVE ENTRY (30' CURB CUT)

20' DRIVE ENTRY (30' CURB CUT)

10' SETBACK

14' LANDSCAPED SIDEWALK

10' SETBACK

80' R.O.W.

12TH AVENUE SOUTH

BOREN AVENUE SOUTH

70' R.O.W.

66' R.O.W.

66' R.O.W.

RETAIL

BOH

LOBBY

RESIDENTIAL

RESIDENTIAL ENTRY

VEHICLE ENTRY

PEDESTRIAN CONNECTION

Landscape Imagery



Residential Stoops



Retail Streetscape



Park-fronting Units



Stormwater Expression



Work with Topography



Public Realm Open Space

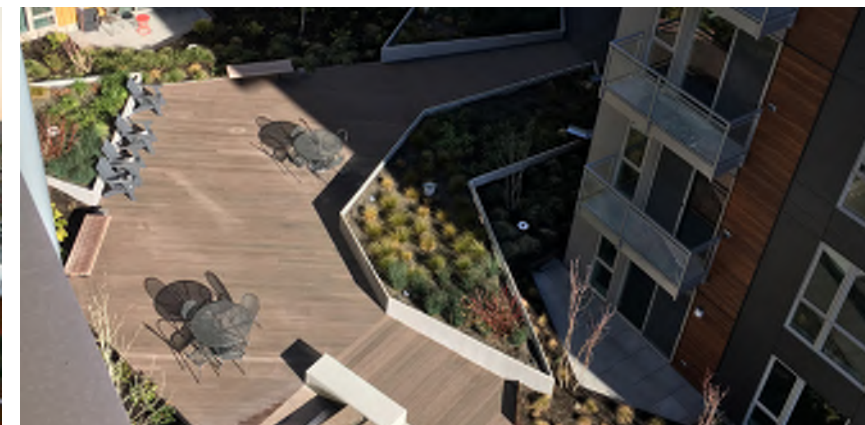
Roof Landscape



Amenity Decks



Amenity Decks



Courtyards

Pocket Park Design



Pocket Park Design

Legend:

- 1

Shelter Space
- 2

Hillside Slides
- 3

Garden Play
- 4

Passive Edges
- 5

Perimeter Seating
- 6

Flexible Lawn
- 7

Informal Play
- 8

Upper Plaza
- 10

Kinetic Seating - Porch Swings
- 11

Residential Unit Stoops
- 12

'Pause Point'
- 13

Concept Design approved by Seattle Design Commission 9/7/17



OPTION A

CODE SUMMARY

23.75.130 - MAXIMUM WIDTH OF REGULATED FACADES
Each regulated facade is limited to 240 feet in width, measured parallel to the street, and a minimum depth of 30 feet separates a portion of the facade from the street, dividing the regulated facade into segments with a maximum width of 240 feet each.

REQUESTED DEPARTURE

Allow building facades facing south main street and south Washington street which exceed the maximum 240' in width.

JUSTIFICATION

To support the "park extension" concept, massing is arranged in an east-west orientation and allows a linear courtyard space connecting to the park which is longer than 240'. This results in building facades with dimensions longer than 240' on South Main street and South Washington street. Continuous facades on sloping site create interesting pedestrian experiences along the cascading street facades. See similar strategy below.



OPTION B

No departures requested

OPTION C - PREFERRED

No departures requested



OPTION A - DEPARTURE REQUEST DIAGRAM

شكرا

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ཐོན་པའེ

고맙습니다

Gracias

Cảm ơn bạn

متشكرم

Salamat

THANK YOU

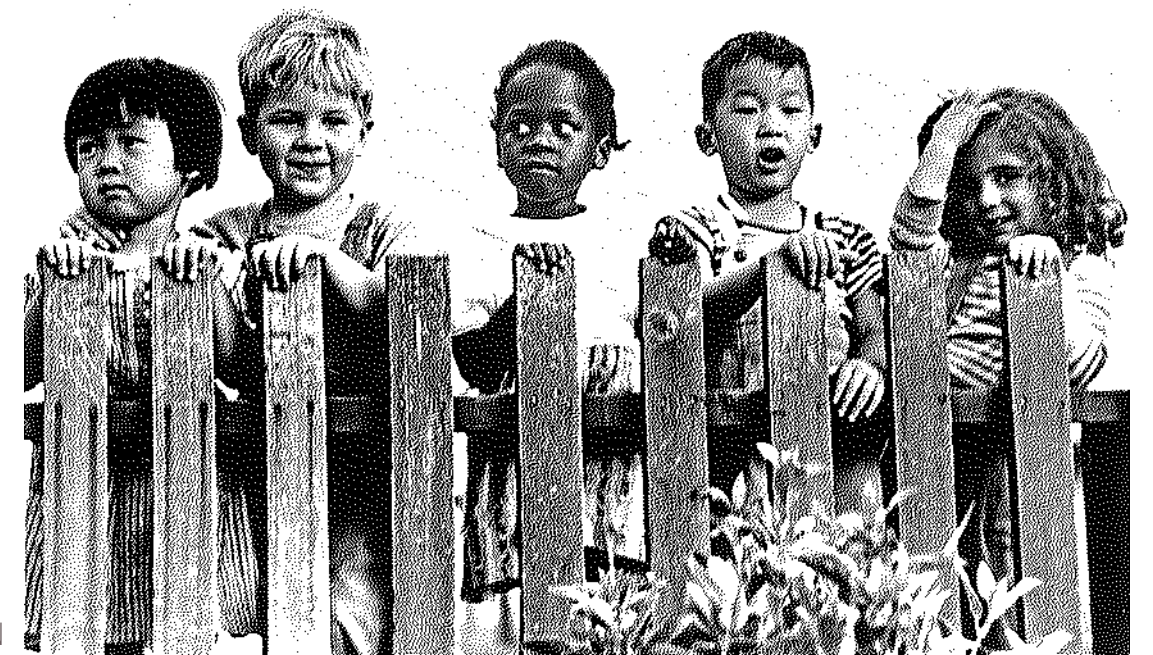
Спасибо

Mahadsanid

धन्यवाद

ありがとうございました

謝謝



YESLER TERRACE POSTER CHILDREN